



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tuesday, May 19, 2020 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Roll Call, Pledge of Allegiance

2. COUNCIL BUSINESS

A. Discussion - Development Review

B. Discussion - PSE Intolight Street Lights

C. Discussion - Capital Project Updates

D. Discussion - PICES

E. Discussion - Ordinance - Comprehensive Plan Docket

F. Discussion/Review - Berk Report

G. Discussion/Review - Buxton Contract

H. Discussion - Tree Preservation Minor Modification

I. Discussion - Ordinance - Use Tables Revisions

J. Discussion - Ordinance - TC Building Height Minor Modification

3. OTHER COUNCIL ITEMS

4. ADJOURN

Study Sessions are meetings for Council to review upcoming and pertinent business of the City, no action is taken by the City Council. Study Sessions are open to the public, but public input is reserved for the regular Council meetings



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Development Review	Agenda Item #: 2.A
	For Agenda of: 5/19/2020
	Prepared by: James Tumelson
Attachments (list): 1. 2020 Inspection Tally_ April 2. Permitting Totals 3. April 2020 Land Division Report 4. Monthly Projects - Council Summary	
Approval of Materials: James Tumelson Rachel Pitzel 5/14/2020	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: MONTHLY

Summary Statement:

The City's Community & Economic Development (CED) Department is entrusted by City Council, Edgewood citizens, and the State of Washington to provide growth management and development review, neighborhood preservation and revitalization, property inspection and maintenance, and other programs and business development services necessary to ensure the healthy, safety, and quality of life of Edgewood residents. To carry out these responsibilities, CED staff members perform numerous customer interactions, code interpretations, permitting functions, project reviews, on-site inspections, and multiple other functions. James Tumelson will be presenting the Development Review this month.

Item History:

Recommended Action:

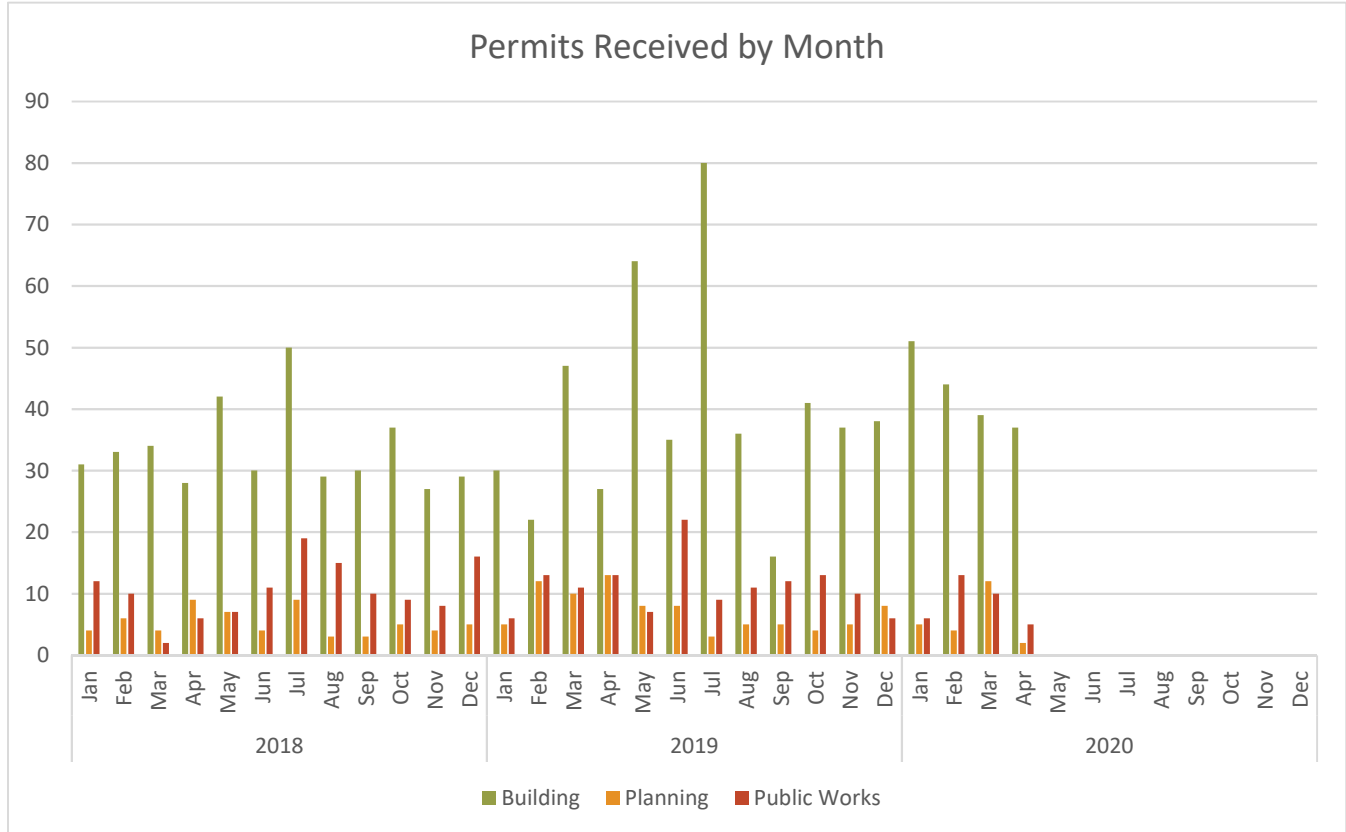
Presentation Only

Fiscal Note/Consideration:

N/A

Apr 2020

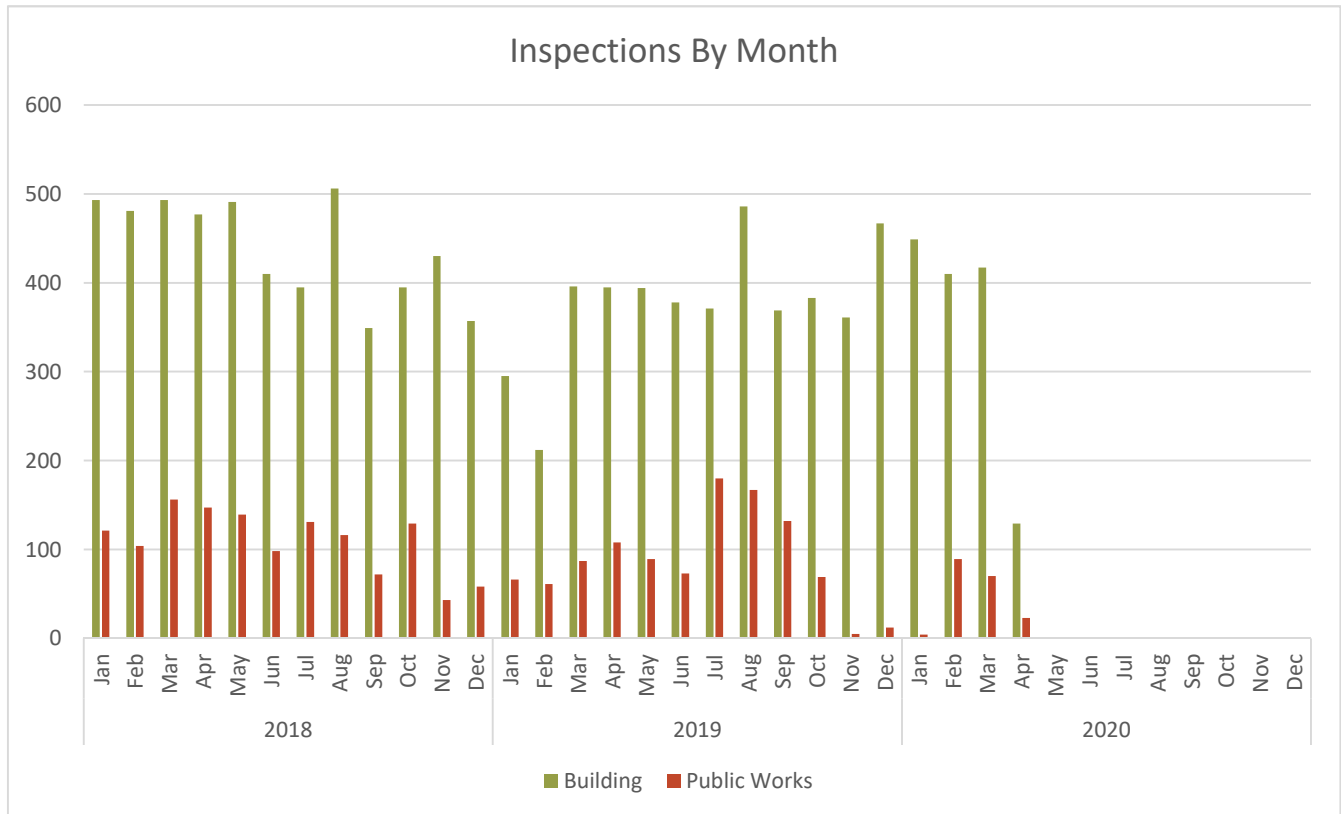
City of Edgewood Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Apr 2020	37	19	2	4	5	3
Apr 2019	27	31	13	7	13	12
Apr 2018	28	34	9	0	6	5
Average 2020	43	28	6	2	9	7
Average 2019	39	38	7	6	11	10
Average 2018	33	32	5	2	10	7
YTD 2020	171	113	23	8	34	26
YTD 2019	126	125	40	23	43	43
YTD 2018	126	123	23	0	30	19
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2020	Jan	51	Mar	12	Feb	13
Highest Month 2019	Jul	80	Apr	13	Jun	22
Highest Month 2018	Jul	50	Apr	9	Jul	19

Apr 2020

City of Edgewood Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Apr 2020	129		23	
Apr 2019	395		108	
Apr 2018	477		147	
Average 2020	351		47	
Average 2019	376		87	
Average 2018	440		110	
YTD 2020	1405		186	
YTD 2019	1298		322	
YTD 2018	1944		528	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2020	Jan	449	Feb	89
Highest Month 2019	Aug	486	Jul	180
Highest Month 2018	Aug	506	Mar	156

AS OF 5/13/2020

PERMITS PENDING COMPLETENESS

SFR	22
BARN	1
DECK	1
MISC	4
NEW	11
PATIO/CARPORT	1
REMODEL	4

COMMERCIAL	4
MISC	2
MULTI-FAMILY	1
NEW	1

PERMITS IN REVIEW

SFR	49
ADDITIONS	1
ADU	1
DECK	1
GARAGE	3
MISC	1
NEW	42
PATIO/CARPORT	1

COMMERCIAL	14
MISC	1
MULTI-FAMILY	10
T/I	2
TOWNHOUSE	1

PERMITS IN INSPECTION STATE

SFR	214
ADDITIONS	6
ADU	5
DECK	3
GARAGE	13
MECHANICAL	61
MISC	8
NEW	89
PATIO/CARPORT	3
PLUMBING	7
REMODEL	16
REROOF	3

COMMERCIAL	78
MISC	13
APT CARPORT	33
APT GARAGE	8
MULTI-FAMILY	13
NEW	4
REROOF	3
T/I	3
TOWNHOUSE	1

Land Division Report- April 2020

Preliminary Plat						Site Development	Final Plat		
Start Year	Submitted	Project	Total Lots Proposed	Status	Approved	Status	Status	Recorded Date	Total Lots Recorded
2020	3/18/2020	PHILLIPS RIDGE SUBDIVISION	14	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	2/28/2020	DODDS SHORT PLAT	2	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	1/23/2020	SMITH SHORT PLAT	2	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
2019	11/7/2019	BJERK SHORT PLAT	2	APPROVED	1/14/2020	NOT SUBMITTED	NOT SUBMITTED		
	10/18/2019	ESTATES ON CALDWELL SUBDIVISION	6	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	8/28/2019	JENNA ACRES SHORT PLAT	4	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	4/8/2019	SELLERS SHORT PLAT	2	APPROVED	9/27/2019	NOT SUBMITTED	NOT SUBMITTED		
	3/26/2019	WAGNER SHORT PLAT	3	APPROVED	10/23/2019	APPLICATION	NOT SUBMITTED		
	3/26/2019	RAMSAUR SHORT PLAT	4	APPROVED	6/21/2019	NOT SUBMITTED	NOT SUBMITTED		
	3/18/2019	MISENAR SHORT PLAT	2	APPROVED	5/23/2019	N/A	APPROVED	6/14/2019	2
	3/12/2019	BECKER SHORT PLAT	2	APPROVED	7/1/2019	APPLICATION	NOT SUBMITTED		
2018	11/26/2018	BARTH SUBDIVISION	37	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	10/17/2018	T GARRETT SHORT PLAT	2	APPROVED	3/1/2019	APPROVED	APPROVED	10/4/2019	2
	7/13/2018	MAKSIMCHUK SHORT PLAT	2	APPROVED	1/25/2019	N/A	APPROVED	3/13/2019	2
	6/15/2018	GRUBB SHORT PLAT	3	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	4/17/2018	HEART & SOUL SHORT PLAT	4	APPROVED	12/26/2018	ISSUED	NOT SUBMITTED		
	4/17/2018	MICKELSON SUBDIVISION	10	APPLICATION		NOT SUBMITTED	NOT SUBMITTED		
	2/15/2018	CHUMAKIN SHORT PLAT	4	APPROVED	6/22/2018	ISSUED	APPLICATION		
	2/8/2018	BEREZNYOV SHORT PLAT	4	APPROVED	1/10/2019	APPLICATION	NOT SUBMITTED		
	1/9/2018	ABEL SHORT PLAT	6	APPROVED	9/13/2018	ISSUED	NOT SUBMITTED		
2017	12/6/2017	CIRILIUM SUBDIVISION	18	APPROVED	8/15/2018	FINALED	APPROVED	3/27/2020	18
	10/11/2017	CHAMBERLIN SHORT PLAT	2	APPROVED	4/26/2018	N/A	APPROVED	7/11/2018	2
	10/10/2017	WOLF POINT SUBDIVISION	56	APPROVED	3/20/2019	APPLICATION	NOT SUBMITTED		
	3/23/2017	YURINA-COLLINS SHORT PLAT	3	APPROVED	10/19/2017	FINALED	APPROVED	3/12/2019	3
	3/22/2017	GAGNON SHORT PLAT	2	APPROVED	11/17/2017	APPLICATION	NOT SUBMITTED		
2016	11/3/2016	VOLENTE SUBDIVISION	15	APPROVED	6/6/2017	ISSUED	APPLICATION		
	9/23/2016	DOMUS TOWNHOMES PRD (THE WOODLANDS)	55	APPROVED	1/11/2017	ISSUED	APPROVED	7/11/2018	55
	9/2/2016	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	92	APPROVED	12/14/2017	FINALED	APPROVED	3/25/2020	69
		EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 1					APPROVED	12/5/2019	23
	7/15/2016	PETERSON SHORT PLAT	3	APPROVED	12/10/2016	NOT SUBMITTED	NOT SUBMITTED		
	7/13/2016	DAFFODIL FARMS SHORT PLAT	5	APPROVED	3/7/2017	FINALED	APPROVED	5/29/2018	5
	6/3/2016	GERVAIS SHORT PLAT	3	APPROVED	12/22/2016	APPLICATION	NOT SUBMITTED		
	5/12/2016	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	41			APPLICATION	NOT SUBMITTED		
		NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 1	13	APPROVED	10/24/2017	ISSUED	APPROVED	1/25/2018	13
	4/4/2016	PASCOLO ESTATES SUBDIVISION	19	APPROVED	3/21/2017	FINALED	APPROVED	12/18/2019	19
2015	2/16/2016	EDGEWOOD TERRACE SUBDIVISION	28	APPROVED	7/5/2017	NOT SUBMITTED	NOT SUBMITTED		
	12/10/2015	NICKLAUS SUBDIVISION	38	APPROVED	12/15/2016	FINALED	APPROVED	6/12/2019	38
	11/13/2015	CALDWELL CREST SUBDIVISION	15	APPROVED	6/30/2016	FINALED	APPROVED	11/16/2017	15
	11/12/2015	RAINIER VISTA SUBDIVISION	13	APPROVED	7/28/2016	FINALED	APPROVED	11/28/2018	13
	11/2/2015	CALIBER SHORT PLAT	6	APPROVED	9/8/2016	FINALED	APPROVED	9/6/2019	
	10/26/2015	EDGEWOOD HEIGHTS SHORT PLAT	2	APPROVED	8/4/2016	ISSUED	APPROVED	5/4/2017	0
	7/21/2015	LEEPER SHORT PLAT	3	APPROVED	9/26/2015	FINALED	APPROVED	3/5/2018	3
	7/8/2015	EDGEWOOD ESTATES SUBDIVISION	14	APPROVED	9/29/2016	APPLICATION	NOT SUBMITTED		
	6/24/2015	LARSON SHORT PLAT	4	APPROVED	2/23/2016	FINALED	APPROVED	1/20/2017	4
	3/3/2015	GRAHAM-WHITSON SHORT PLAT	2	APPROVED	5/1/2015	NOT SUBMITTED	NOT SUBMITTED		
	2/27/2015	VIEW POINTE SUBDIVISION	44	APPROVED	4/29/2016	FINALED	APPROVED	8/16/2017	44
	1/26/2015	MAPLE GROVE SUBDIVISION	8	APPROVED	9/13/2016	FINALED	APPROVED	11/13/2019	8
	1/23/2015	CURRAN ESTATES SUBDIVISION	9	APPROVED	12/30/2015	FINALED	APPROVED	6/12/2019	9
2014	10/31/2014	WAMPOLD SHORT PLAT	6	APPROVED	1/15/2015	FINALED	APPROVED	3/15/2017	6
	4/24/2014	FOREST WOOD ESTATES SHORT PLAT	4	APPROVED	7/15/2014	N/A	APPROVED	12/19/2014	4
	4/4/2014	NOLAN SHORT PLAT	2	APPROVED	7/21/2014	FINALED	APPROVED	7/17/2015	2
	1/27/2014	LISITSYN SHORT PLAT	6	APPROVED	7/15/2014	FINALED	APPROVED	7/15/2019	6
2013	6/19/2013	WESTRIDGE SUBDIVISION	360	APPROVED	9/4/2014	FINALED	APPROVED	7/20/2016	284

Pending Projects - Planning and Engineering Permits

48 Permits

Exported: 04/01/2020

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
ADMINISTRATIVE DECISION								
20-1035	WOLF POINT SUBDIVISION PRELIMINARY PLAT MODIFICATION	9810 36th St E	420165030	PLANNING	ADMINISTRATIVE DECISION	APPLICATION	01/24/2020	03/26/2020
20-1119	EDGEWOOD ESTATES PRELIMINARY PLAT MODIFICATION	12220 12TH ST E	420023062	PLANNING	ADMINISTRATIVE DECISION	APPLICATION	03/11/2020	03/12/2020
CLEAR AND GRADE								
18-1428	GREENE CLEAR AND GRADE	2818 105TH AV E	3625000211	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	11/06/2018	12/16/2019
19-1408	BELAYAYEVA CLEAR AND GRADE	11826 24TH ST E	420113150	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	08/21/2019	12/10/2019
CODE UPDATES/CHANGES								
19-1561	SANDHU COMPREHENSIVE PLAN AMENDMENT	830 WEST VALLEY HWY E	420024003	PLANNING	CODE UPDATES/CHANGES	APPLICATION	12/23/2019	01/15/2020
19-1569	BRIDGE DEVELOPMENT PARTNERS COMPREHENSIVE PLAN AMENDMENT/ REZONE	XXX 96TH AV E	420164050	PLANNING	CODE UPDATES/CHANGES	TECHNICALLY COMPLETE	12/31/2019	01/20/2020
19-1570	ABOLISH PUBLIC DESIGNATIONS			PLANNING	CODE UPDATES/CHANGES	APPLICATION	12/31/2019	01/20/2020
19-1571	EAST SIDE COMMERCIAL FLUM			PLANNING	CODE UPDATES/CHANGES	APPLICATION	12/31/2019	01/20/2020
19-1572	ELIMINATE STUDY OVERLAY			PLANNING	CODE UPDATES/CHANGES	APPLICATION	12/31/2019	01/20/2020
19-1573	STUDY OVERLAY INDUSTRIAL FLUM			PLANNING	CODE UPDATES/CHANGES	APPLICATION	12/31/2019	01/20/2020
19-1574	TRANSPORTATION SYSTEMS PLAN			PLANNING	CODE UPDATES/CHANGES	APPLICATION	12/31/2019	01/20/2020
CONDITIONAL USE PERMIT (CUP)								
20-1114	MOUNTAIN VIEW ELEMENTARY CUP	3411 119TH AV E	420142130	PLANNING	CONDITIONAL USE PERMIT (CUP)	APPLICATION	03/05/2020	03/24/2020
DESIGN STAND REVIEW								
19-1046	SINGH MULTIFAMILY PROJECT	1914 MERIDIAN AV E	420091134	PLANNING	DESIGN STAND REVIEW	WAITING ON REVISIONS	02/07/2019	01/17/2020
19-1436	THE LEARNING EXPERIENCE DESIGN STANDARDS REVIEW	527 MERIDIAN AV E	420036070	PLANNING	DESIGN STAND REVIEW	WAITING ON REVISIONS	09/18/2019	03/02/2020
20-1123	EDGEWOOD HEIGHTS PHASE II DESIGN REVIEW	1909 104TH AV E	420106035	PLANNING	DESIGN STAND REVIEW	APPLICATION	03/12/2020	03/12/2020
20-1144	CITY OF EDGEWOOD PARK DESIGN REVIEW	10301 36TH ST E	420152006	PLANNING	DESIGN STAND REVIEW	APPLICATION	03/25/2020	03/25/2020
20-1159	Cirilium	12211 TO 12522 30TH STCT E	420113007	PLANNING	DESIGN STAND REVIEW	APPLICATION	03/31/2020	04/01/2020
NPDES EROSION CONTROL								
TESC 20-005	VOLENTE	8626 33RD ST E	9853000240	ENGINEERING	NPDES EROSION CONTROL	APPLICATION	02/18/2020	02/18/2020
TESC 20-006	Caldwell Crest	4112 CALDWELL RD E	420147039	ENGINEERING	NPDES EROSION CONTROL	APPLICATION	03/06/2020	03/06/2020
TESC 20-007	Heart & Soul Short Plat	9725 18TH STCT E	420095021	ENGINEERING	NPDES EROSION CONTROL	APPLICATION	03/06/2020	03/06/2020
TESC 20-008	Domus	10525 11TH ST E	420033084	ENGINEERING	NPDES EROSION CONTROL	APPLICATION	03/06/2020	03/06/2020

Pending Projects - Planning and Engineering Permits

48 Permits

Exported: 04/01/2020

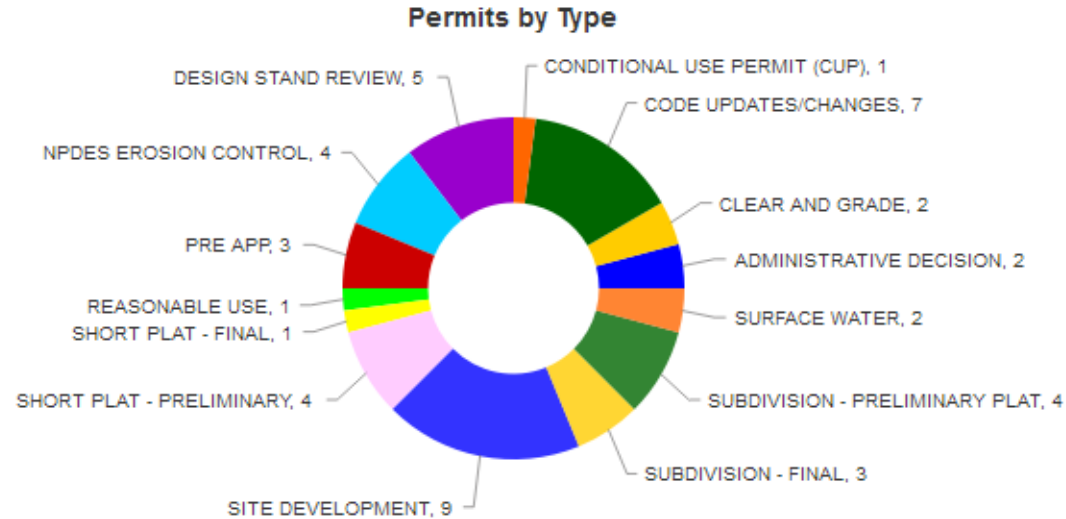
Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
PRE APP								
20-1140	DHALIWAL TC LANDING PRE-APPLICATION MEETING	1914 MERIDIAN AV E	420091134	PLANNING	PRE APP	APPLICATION	03/24/2020	03/26/2020
20-1142	VIEW POINTE SELF STORAGE PHASE II AND III PRE-APPLICATION MEETING	10315 12TH STCT E	420037059	PLANNING	PRE APP	APPLICATION	03/25/2020	03/25/2020
20-1146	PARTHENON PACIFIC RUP PRE-APPLICATION MEETING	1525 114TH AV E	420034063	PLANNING	PRE APP	APPLICATION	03/25/2020	03/25/2020
REASONABLE USE								
19-1134	MCCUTCHEON REASONABLE USE PERMIT	XXX 36TH ST E	420152089	PLANNING	REASONABLE USE	UNDER REVIEW	04/05/2019	01/29/2020
SHORT PLAT - FINAL								
19-1488	CHUMAKIN SHORT PLAT- FINAL PLAT	2005 112TH AV E	9770000082	PLANNING	SHORT PLAT - FINAL	WAITING ON REVISIONS	11/06/2019	03/30/2020
SHORT PLAT - PRELIMINARY								
18-1214	GRUBB SHORT PLAT PRELIMINARY PLAT	12325 48TH ST E	6755000323	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	06/15/2018	03/18/2020
19-1416	JENNA ACRES SHORT PLAT PRELIMINARY PLAT	1419 114TH AV E	420034061	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	08/28/2019	03/25/2020
20-1034	SMITH SHORT PLAT PRELIMINARY PLAT	2506 117TH AV E	420108013	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	01/23/2020	02/13/2020
20-1100	DODDS SHORT PLAT PRELIMINARY PLAT	4902 EDGEWOOD DR E	420235048	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	02/28/2020	03/26/2020
SITE DEVELOPMENT								
17-1488	THE LEARNING CENTER SITE DEVELOPMENT	XXX JOVITA BLVD E	420036058	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/13/2017	12/13/2019
17-1527	NORTHWOOD ESTATES WEST PHASE II SITE DEVELOPMENT	9609 24TH ST E	420091136	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	12/05/2017	01/15/2020
18-1040	VIEW POINTE SELF STORAGE RV STORAGE SITE DEVELOPMENT & DESIGN REVIEW	10315 12TH STCT E	420037059	ENGINEERING	SITE DEVELOPMENT	INCOMPLETE	02/05/2018	10/07/2019
18-1412	2818 MERIDIAN APARTMENTS SITE DEVELOPMENT	2818 MERIDIAN AV E	420098023	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	10/25/2018	03/26/2020
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	INCOMPLETE	08/16/2019	02/11/2020
19-1413	WOLF POINT SUBDIVISION SITE DEVELOPMENT	XXX MERIDIAN AV E	420164094	ENGINEERING	SITE DEVELOPMENT	TECHNICALLY COMPLETE	08/27/2019	02/13/2020
19-1435	EDGEWOOD ESTATES SUBDIVISION SITE DEV (Process Type 1)	12220 12TH ST E	420023062	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/18/2019	02/12/2020
20-1131	WAGNER SHORT PLAT SITE DEVELOPMENT	11226 18TH ST E	9770000069	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	03/18/2020	03/26/2020
20-1145	CITY OF EDGEWOOD PARK SITE DEVELOPMENT	10301 36TH ST E	420152006	ENGINEERING	SITE DEVELOPMENT	APPLICATION	03/25/2020	04/01/2020
SUBDIVISION - FINAL								
19-1486	CIRILIUM SUBDIVISION FINAL PLAT	12311 31ST ST E	420113007	PLANNING	SUBDIVISION - FINAL	UNDER REVIEW	10/31/2019	03/23/2020
20-1097	EDGEWOOD VIEW ESTATES PHASE II FINAL PLAT	TRACTS	6027550260	PLANNING	SUBDIVISION - FINAL	UNDER REVIEW	02/27/2020	03/30/2020
20-1111	VOLENTE SUBDIVISION FINAL PLAT	XXX 87TH AV E	9853000260	PLANNING	SUBDIVISION - FINAL	APPLICATION	03/04/2020	03/11/2020
SUBDIVISION - PRELIMINARY PLAT								

Pending Projects - Planning and Engineering Permits

48 Permits

Exported: 04/01/2020

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
18-1132	MICKELSON SUBDIVISION PRELIMINARY PLAT	2804 90TH AV E	420093089	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	04/17/2018	03/11/2020
18-1447	BARTH SUBDIVISION PRELIMINARY PLAT	XXX 96TH AV E	420164083	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	11/26/2018	03/26/2020
19-1471	ESTATES ON CALDWELL PRELIMINARY PLAT (Process Type 3)	XXX CALDWELL RD E	6755000022	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	10/18/2019	03/10/2020
20-1133	PHILLIPS RIDGE SUBDIVISION PRELIMINARY PLAT	XXX 86TH AVCT E	420081040	PLANNING	SUBDIVISION - PRELIMINARY PLAT	APPLICATION	03/18/2020	03/20/2020
SURFACE WATER								
19-1423	56TH ST E STORMWATER IMPROVEMENTS SEPA	13122 56th St E	420234043	ENGINEERING	SURFACE WATER	UNDER REVIEW	09/09/2019	04/01/2020
20-1046	BECKER SHORT PLAT FRONTAGE IMPROVEMENTS	4122 CALDWELL RD E	420147038	ENGINEERING	SURFACE WATER	UNDER REVIEW	01/29/2020	03/02/2020





City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - PSE Intolight Street Lights	Agenda Item #: 2.B
	For Agenda of: 5/19/2020
	Prepared by: Dave Gray, Jeremy Metzler
Attachments (list): 1. DRAFT Resolution 20-xxxx 7 New Streetlights PSE Intolight 2. PSE Intolight Order 7 New Streetlights	
Approval of Materials: Dave Gray, Jeremy Metzler Rachel Pitzel 5/14/2020	Expenditure Required: \$71,193.02
	Amount Budgeted: \$1.3M (see fiscal note)
	Timeline: SS 05/19/2020 RCM 05/26/2020

Summary Statement:

On August 28, 2018, the City Council adopted Resolution 18-0427 to authorize the Mayor to execute a Master Lighting Services Agreement (No.0002) between the City and Puget Sound Energy (PSE), and the City transferred title to 53 existing City-owned streetlights to PSE under this agreement. Staff has determined the PSE Intolight Program, which requires a transfer of ownership of municipal street lights to PSE, who then is required to service, maintain and replace them, continues to be both a financial and operational benefit to the City.

As a part of the 24th & Meridian Sidewalk project, which is currently in the final stages of design, there are seven (7) new streetlights proposed.

Staff believes it will be financially and operationally beneficial to add these seven (7) new streetlights to those already in the PSE Intolight program under the existing Master Lighting Services Agreement.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff guidance regarding Discussion - PSE Intolight Street Lights

Fiscal Note/Consideration:

This lighting is to be installed as a part of the 24th & Meridian Sidewalk project, which has a total estimated

budget of \$1.3M. \$750,000 is funded by a Transportation Improvement Fund grant, accepted by Council under Resolution 19-0441, and the remainder is funded through existing Transportation Impact Fee and Real Estate Excise Tax fund balances.

RESOLUTION NO. 20-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE MAYOR TO EXECUTE PUGET SOUND ENERGY CUSTOM STREET LIGHT ORDER NUMBER 105094341, ADDING SEVEN NEW STREET LIGHTS TO THE CITY OF EDGEWOOD MASTER LIGHTING SERVICES AGREEMENT NO. 0002.

WHEREAS, on August 28, 2018, the City Council adopted Resolution 18-0427 to authorize the Mayor to execute a Master Lighting Services Agreement (No.0002) between the City and Puget Sound Energy (PSE); and

WHEREAS, the Agreement included an “Exhibit A” containing PSE Order 105078579 in which the City transferred title to 53 existing City owned streetlights to PSE under the PSE Intolight Program; and

WHEREAS, the City Finance and Public Works Directors determined the PSE Intolight Program, which requires a transfer of ownership of municipal street lights to PSE, who then is required to service, maintain and replace, would be both a financial and operational benefit to the City; and

WHEREAS, the rate schedule for this program is regulated by the Washington Utilities and Transportation Commission, a government commission operating to ensure customers are not overbilled by a utility such as PSE, due to lack of competition for large regional utility providers; and

WHEREAS, the City wishes to add seven new streetlights on 24th Street East and Meridian Avenue East during the construction of new sidewalk segments in the vicinity of this intersection; and

WHEREAS, the City believes it will be financially and operationally beneficial to add these seven streetlights to the 53 already in the PSE Intolight program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The Mayor is hereby authorized to execute PSE Master Lighting Services Agreement Custom Street Light Order No. 105094341, adding seven new streetlights to the PSE Intolight Program.

Section 2. Effective Date. This resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS 26TH DAY OF MAY, 2020

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk

DRAFT



EXHIBIT A

Form of Custom Street Lighting Order

PROJECT NAME: 24th and Meridian Sidewalk Project
LOCATION: 24th and Meridian, Edgewood WA

Order #: 105094341

CUSTOM STREET LIGHTING ORDER – SCHEDULE 51

This Custom Street Lighting Order (this “Order”), dated 4/22/2020, is made and entered into by and between PUGET SOUND ENERGY, INC. (“PSE”) and City of Edgewood (“Customer”) (each a “Party,” and collectively the “Parties”) under and pursuant to the terms of that certain Master Lighting Services Agreement No. 02, dated 08/28/2018, between the Parties (the “Agreement”). This Order covers certain Lighting and Construction Services authorized by this Order and is, along with the associated Schedule, incorporated into and made a part of the Agreement. Unless specifically defined otherwise herein, terms used in this Order with initial letters capitalized have the meanings given them in the Agreement. The Parties agree as follows:

ASSOCIATED SCHEDULE:

This Order is also entered into between the Parties in accordance with PSE’s Schedule 51, Electric Tariff G, and any future modifications of or changes to such Schedule as may be approved by the WUTC.

LIGHTING SERVICES DESCRIPTION:

The installation charge of the listed lighting units was estimated to be \$71,193.02.

Description:

Install 7 new street lights and bases, including all circuitry

- (6) 16' black steel basemount, Cyclone PV40 pole
- (6) Decorative Cyclone BM13 base for 16' poles
- (4) 50W Cyclone Prairie fixtures, clear glass
- (2) 50W Cyclone Prairie fixtures, clear glass with House Side Shield

- (1) 40' steel Valmont DS210 pole, black
- (1) Whatley D21M decorative base, black
- (1) 12' Decorative GRTS 12 S Garmire Arm w/ King #1 finials, black
- (1) 214W LED cobrahead, black

CONSTRUCTION SERVICES DESCRIPTION:

The following are conditions that may be required before construction of this system:

1. In the area where we are placing our cables and equipment, it is necessary that area be within four (4) inches of grade. If not, you may be required to pay the cost of relocating or reburying our facilities.
2. Restoration is not included for present construction or is the removal of any excavated materials. Unforeseen soil and pavement conditions are not included and it is your responsibility to reimburse PSE these costs.

3. PSE will provide and install all poles, arms, luminaires, and circuitry.
4. Customer is responsible for trenching, backfilling, conduit and installation, and pole holes to PSE spec
5. Customer is responsible for ultimate pole and tube locations. The tubes are to be 4' x 24" for the 16' poles, and 5' x 36" for the 40' pole. Tube is to be black corrugated plastic, no paper-based tubes.
6. If Permits or Flaggers are required for present construction, it is your responsibility to reimburse PSE these costs.

BILLING:

Billing under this Order will be in accordance with the terms and conditions contained in the terms & conditions of Schedule 51, Electric Tariff G, and the Agreement, and any future modifications of or changes to such Schedule as may be approved by the WUTC.

The basis of the monthly energy charge for the Lighting Services as currently constituted under Rate Schedule 51 is as follows:

Monthly facilities cost is equal to the Value of the System (VOS) x facilities rate. VOS is the estimated installation cost less applicable taxes. Monthly energy cost is equal to the energy rate x number of Units. Energy rate is determined by wattage of unit as currently constituted under the rate schedule.

Value of System: \$ 64,305.86 Facilities Rate: .074%

Units and Wattage breakdown:

(6) 50W = \$1.47 x 6 = \$8.82

(1) 214W = \$7.29 x 1 = \$7.29

The total monthly charge for this installation is as follows:

Monthly facilities charge	\$47.59
Monthly energy charge	\$16.11
Total monthly charge:	\$63.70

For Construction Services and Costs, these costs will be billed as follows:

Upon completion of the Construction Services, PSE shall provide the Customer with an invoice for the Construction Costs incurred by PSE. Customer shall remit payment to PSE for the Construction Costs within thirty (30) days of receiving the invoice.

SERVICE TERM/REMOVAL AND SALVAGE COSTS:

Service under this Order is effective for a minimum of fifteen (15) years from the date of this Order (the "Base Term") unless earlier terminated as provided for in the Agreement. If this Order is terminated for any reason during the Base Term, the Customer shall be responsible for all costs of removal of any Facilities associated with the Services, as well as any costs associated with PSE's efforts to salvage the removed Facilities, as set forth in the applicable Schedule. After the expiration of the Base Term, this Order shall continue on a year-to-year basis until terminated by either Party upon at least one (1) year's notice in writing (each, an "Extended Term" and, together with the Base Term, the "Term")

unless earlier terminated as provided for elsewhere in this Agreement. The Term may be adjusted by PSE in writing for existing systems purchased by PSE, based on the estimated remaining life and purchase price. If this Order is terminated during any Extended Term, the Customer shall not be responsible for the costs of removal of any Facilities associated with the Services, or any costs associated with PSE's efforts to salvage the removed Facilities.

ADDITIONAL TERMS:

1. To transfer the energy and maintenance monthly billing, the new billing party must contact PSE in writing.
2. Non-standard facilities are not kept in PSE inventory for the purpose of maintenance; therefore replacement of non-standard components may not be within the same time as replacement of standard components.

Are non-standard components included in this Order? Yes ☒ No ☐

3. The monthly billing party for the energy and maintenance will be: City of Edgewood

This Order, executed by Customer's duly authorized representative as of the date first written above, is for the Lighting Services described above delivered under PSE's Schedule 51.

Customer: City of Edgewood

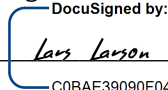
Signature: _____

Date: _____

Printed Name: Jeremy Metzler

Title: Public Works Director

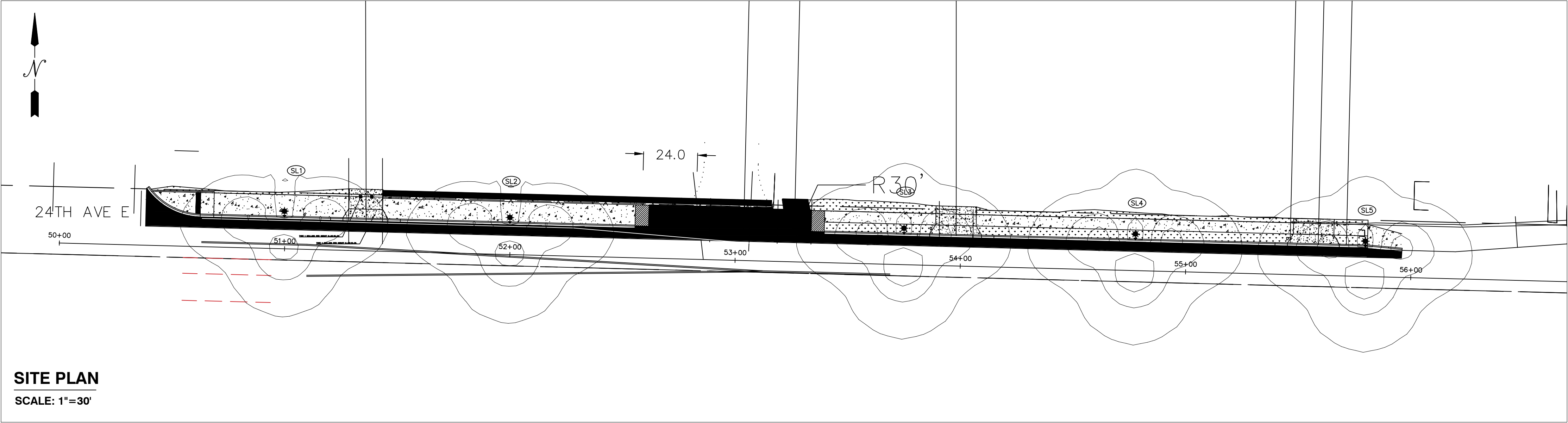
Company: **Puget Sound Energy, Inc.**

Signature:  _____

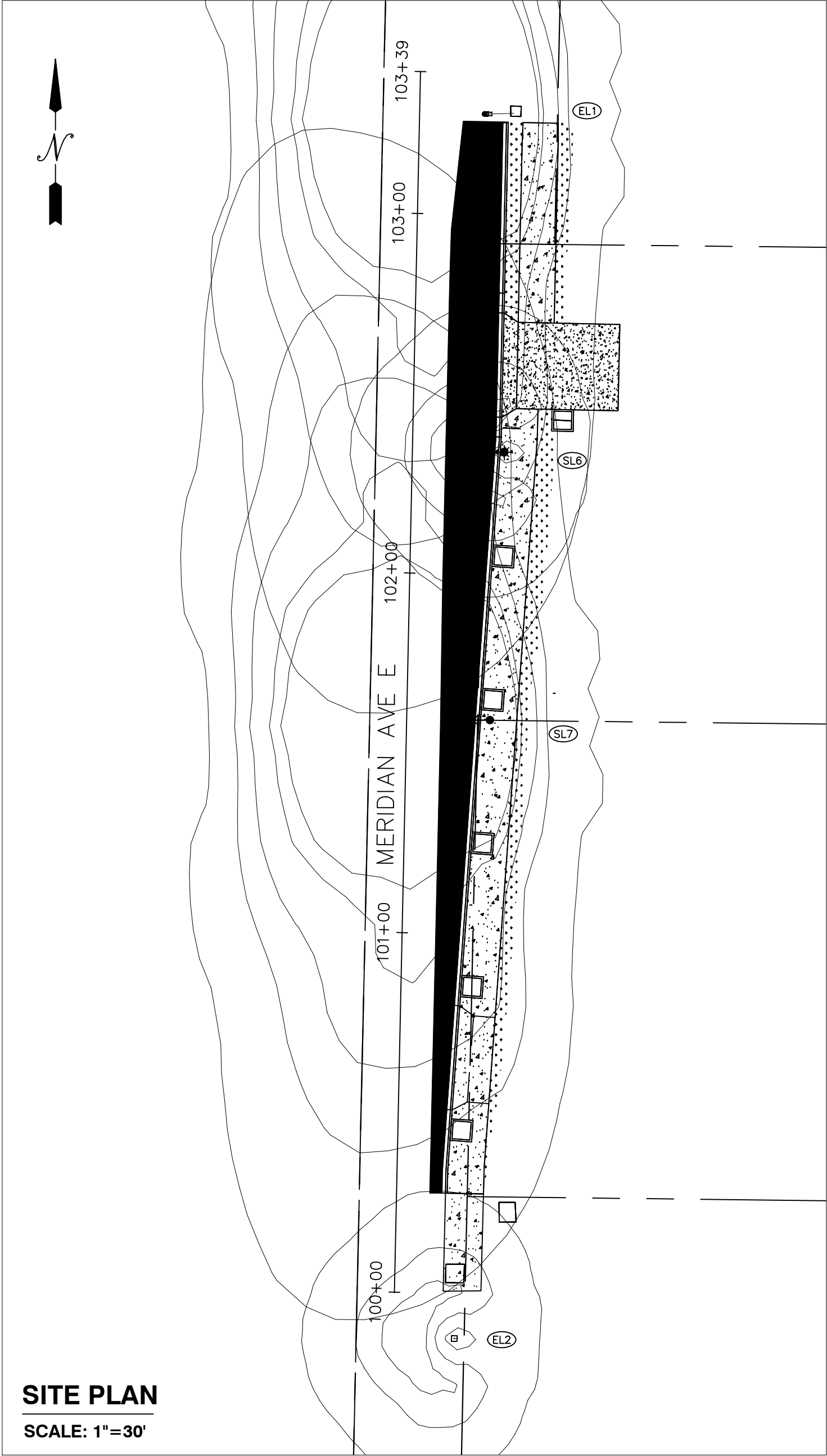
Date: 4/22/2020

Printed Name: Lars Larson

Title: Account Sales Manager



SITE PLAN
SCALE: 1"=30'



SITE PLAN
SCALE: 1"=30'

STREET LIGHT TABLE

SITE #	POLE					LUMINAIRE		TUBE		POLE BASE TYPE (Direct Buried or Basemount)	WO #	BILLING SCH.	TOTAL CONN LOAD	NOTES
	GRID #	TAG #	TYPE	MTG HT.	ARM	WATTS	STYLE	TUBE LENGTH	TUBE DIAMETER					
SL1	XXXXXX XXXXXX		BLACK ALUMINIUM	16'	NA	50W	LED LANTERN	X	X	BASEMOUNT	105094341	51	120/240	HOUSE SIDE SHIELD
SL2	XXXXXX XXXXXX		BLACK ALUMINIUM	16'	NA	50W	LED LANTERN	X	X	BASEMOUNT	105094341	51	120/240	HOUSE SIDE SHIELD
SL3	XXXXXX XXXXXX		BLACK ALUMINIUM	16'	NA	50W	LED LANTERN	X	X	BASEMOUNT	105094341	51	120/240	
SL4	XXXXXX XXXXXX		BLACK ALUMINIUM	16'	NA	50W	LED LANTERN	X	X	BASEMOUNT	105094341	51	120/240	
SL5	XXXXXX XXXXXX		BLACK ALUMINIUM	16'	NA	50W	LED LANTERN	X	X	BASEMOUNT	105094341	51	120/240	
SL6	XXXXXX XXXXXX		BLACK ALUMINIUM	16'	NA	50W	LED LANTERN	X	X	BASEMOUNT	105094341	51	120/240	
SL7	XXXXXX XXXXXX		BLACK STEEL	40'	8'	214W	LED CHFL	X	X	BASEMOUNT	105094341	51	120/240	

EXISTING STREET LIGHT TABLE

SITE #	POLE					LUMINAIRE		TUBE		POLE BASE TYPE (Direct Buried or Basemount)	WO #	BILLING SCH.	TOTAL CONN LOAD	
	GRID #	TAG #	TYPE	MTG HT.	ARM	WATTS	STYLE	TUBE LENGTH	TUBE DIAMETER					
EL1	XXXXXX XXXXXX		BLACK STEEL	40'	12'	214W	LED CHFL	X	X	BASEMOUNT	105094341	51	120/240	
EL2	XXXXXX XXXXXX		BLACK ALUMINIUM	16'	NA	50W	LED LANTERN	X	X	BASEMOUNT	105094341	51	120/240	

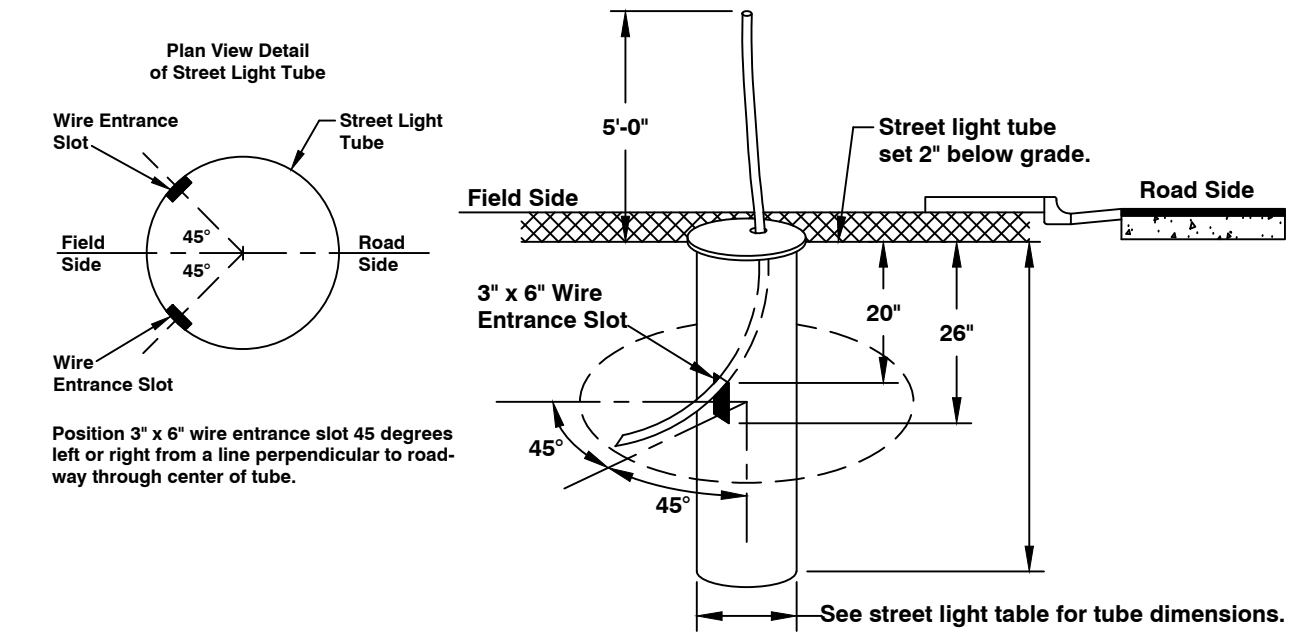
STREET LIGHT NOTES

POTELCO:

1. ALL STREET LIGHTING POLES ARE TO BE INSTALLED PER STANDARD 6375.4800 (page #2) IN THE "LINE WORK PRACTICES MANUAL".
2. ALL POLES (WOOD, CONCRETE OR FIBERGLASS) ARE TO BE SET PLUMB AND EMBEDDED TO THE GROUND LINE MARKED ON THE POLE.
3. BACKFILL AROUND POLE WITH 5/8" MINUS GRAVEL AND COMPACT IN 6" LIFTS. (PEA GRAVEL AND NATIVE SOILS ARE NOT ACCEPTABLE.) APPROXIMATELY 1 CU. YD. OF 5/8" MINUS CRUSHED ROCK WILL BE REQUIRED.
4. IN ALL SHOEBOX AND COBRAHEAD INSTALLATIONS, THE LUMINAIRE MUST BE LEVELED.

DEVELOPER/CUSTOMER:

1. THE DEVELOPER IS REQUIRED TO SUPPLY AND INSTALL PLASTIC (NON PAPER) STREET LIGHT TUBES (MINIMUM 18" DIAMETER) TO AID IN THE INSTALLATION OF THE STREET LIGHTING POLES.
2. DEVELOPER MUST SUPPLY DURABLE LID/COVER AT EACH STREET LIGHT TUBE.
3. DEVELOPER TO PROVIDE ALL TRENCHING AND CONDUIT WITH PULL-STRINGS FOR STREET LIGHTING CIRCUITRY.
4. CONDUIT SHALL BE SCH 40 PVC, CONDUIT CROSSING ROADWAYS OR DRIVEWAYS SHALL BE SCH 80 PVC.



STREET LIGHT TUBE DETAIL

SCALE: NONE

FOREMAN (CHECK BOX WHEN COMPLETED)

☐ PSE Equipment LOCKED/SECURED & Work Area left in CLEAN/SAFE Condition.
☐ Grid, Cable, and Switch numbers INSTALLED & VERIFIED.
☐ Field Changes RED-LINED on As-built.
☐ Material VERIFIED and CHANGES noted on Paperwork.
☐ Total PRIMARY Cable noted on As-built.
☐ Company IDP's RECORDED in correct location on As-built.
☐ Indicate correct TUBE SIZE on As-built & VERIFY proper PHASE.
☐ Correct QA Checklist(s) reviewed.
☐ Deviations noted on the As-built and their reason.

☐ I certify that the work performed meets PSE's standards and procedures and that all quality requirements are met.

Foreman's Signature _____
Print Name _____ Date _____

PROJECT PHASE	NOTIF#	ORDER#
PWR		
Superior		
New Install	509070835	105094341
St. Light		
Removal		
Temporary		
Job Order		
GAS		
Distribution		
HP Main		
HP Svc/MS		
CABLE TV		
PHONE		

Project Manager Contact Information:
Mike Hammons
425-765-1395 Cell Phone

	Developer	Yes	No	Yes	No	PSE
"Locates Required"		No	No	No	No	
"Outages Required"		Yes	No	No	No	
"Flagging Required"		Yes	No	No	No	

THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

X	NEW BUSINESS		CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT	PERMIT
3				N/A	N/A
2				FUNCTION	CONTACT
1				ACCOUNT MGR	Lars Larson
REV#	BY	DESCRIPTION		ENGR - POWER	Andrew Allwardt
COUNTY	Emer Sect	Gas Wk Ctr	POWER WK CTR 3515	ENGR - GAS	Andrew Allwardt
PIERCE				DRAWN BY	Andrew Allwardt
1/4 SEC	OP MAP	PLAT MAP		CHECKED BY	
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO	APPROVED BY	
2004E033	2004E056	2004E033	EDG-13	FOREMAN #1	
				FOREMAN #2	
				MAPPING	
JOINT FACILITIES ARRANGEMENTS					
UTILITIES	N/A	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A	N/A
COE 24TH & MERIDIAN SIDEWALKS				INCIDENT	MAOP
INSTALL NEW STREET LIGHTS				Gas Order	Elect Order
24TH ST E & MERIDIAN AVE E, EDGEWOOD WA 98371				SCALE	PAGE
				1"=30'	1 of 1

EROSION & SEDIMENT CONTROL REQUIREMENTS

EROSION & SEDIMENT CONTROL SHALL BE PER PSE STANDARD PRACTICE 0150.3200 TECHNIQUES FOR TEMPORARY EROSION & SEDIMENT CONTROL & ANY ADDITIONAL LOCAL JURISDICITON REQUIREMENTS.

(LOCAL JURISDICTIONS MAY HAVE ADDITIONAL REQUIREMENTS INCLUDING NOTES DETAILING WHERE EROSION OR SEDIMENT CONTROL STRUCTURES ARE TO BE INSTALLED, CROSS SECTION DETAILS OF THE TYPICAL EROSION STRUCTURES, & SPECIAL REQUIREMENTS FOR WORK IN SENSITIVE AREAS.)



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Capital Project Updates	Agenda Item #: 2.C
	For Agenda of: 5/19/2020
	Prepared by: Jeremy Metzler
Attachments (list):	
Approval of Materials: Jeremy Metzler Rachel Pitzel 5/14/2020	Expenditure Required: N/A Amount Budgeted: <u>24th & Meridian Sidewalks:</u> \$1,321,800 <u>36th & Meridian Park:</u> \$3,160,380 <u>56th St E / Edgewood Drive / Sumner Heights Drive</u> <u>Improvements:</u> \$1M (est) Timeline: SS 05/19/2020

Summary Statement:

Public Works brings forward a general status update for the three (3) large capital projects planned for construction this fiscal year:

1. 24th & Meridian Sidewalks: Staff has been coordinating land acquisition along Meridian Ave E (SR-161) between Simon's Mill Apartments and Java Junkie, currently waiting on the results of appraisal review. While we wait, coordination continues with utility purveyors to address conflicts and relocation needs. Once the necessary right-of-way has been acquired, we will solicit bids and prepare for construction activity.
2. 36th & Meridian Park: Staff is working with Berger on final plan revisions, addressing review team comments in preparation for SEPA Decision issuance and construction permit approvals. The tentative schedule has us soliciting bids in late June, contract negotiations in late July, resulting with a potential groundbreaking in early August.
3. 56th St E / Edgewood Drive / Sumner Heights Drive Improvements: SEPA review is underway, and coordination continues with WSDOT and the City of Sumner on utility conflicts, design details, and the need for any downstream improvements. We plan to submit our construction permit application to Sumner very soon, and will not solicit bids until all necessary interagency details have been ironed out. Staff expects an agreement with Sumner must be coordinated prior to construction, and said agreement will come to this Council soon for review and consideration.

Item History:

N/A

Recommended Action:

Discussion only.

Fiscal Note/Consideration:

N/A



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - PICES	Agenda Item #: 2.D
	For Agenda of: 5/19/2020
	Prepared by: Matthew Ray
Attachments (list): 1. PICES Agreement 2. PISCES 2 Pager 3. PICES	
Approval of Materials: Matthew Ray Rachel Pitzel 5/14/2020	Expenditure Required: NA
	Amount Budgeted: N/A
	Timeline: 05/19/2020 Study Session

Summary Statement:

The City would like to enter into an agreement with PISCES (Public Infrastructure Security Cyber Education System). The agreement is to share metadata from our internet connection with them. They will then use this information to train students at Academic Institutions in Cyber Security and Analysis. In exchange for sharing our data we will be notified and assisted with anything that shows up in the logs.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff guidance regarding Discussion - PICES

Fiscal Note/Consideration:

N/A

SECURITY EVENT DATA SHARING AGREEMENT

This SECURITY EVENT DATA SHARING AGREEMENT (“Sharing Agreement”) is entered into by _____, hereinafter referred to as AGENCY, and PISCES-NW, for the Purpose outlined below (hereinafter, “Project”).

I. PURPOSE

PISCES-NW is a system that has been developed for gathering security event data relating to compromised information technology assets that may impact the sustainability and resilience of critical infrastructure operated by local government organizations. This system will receive data from public sector organizations and, using college and university students as analysts, will identify events and trends of interest and alert participants and other stakeholders depending on severity and taxonomy of the findings. The objective of the data collection and analysis is to supply situational awareness of the region’s current threat taxonomy, and to identify and initiate response to true incidents. An additional objective is to facilitate education and research in cyber security.

To this end, AGENCY agrees to share security event data with PISCES-NW to help achieve the goals of infrastructure protection, work force development, and research.

II. DEFINITION OF SECURITY EVENT DATA

Security Event Data (“Data”) shall consist of (1) the AGENCY’S network metadata (e.g., network flows, or “netflow”) containing the packet header information, to be collected at the AGENCY Internet ingress/egress point, connecting AGENCY’S computer network(s) to the Internet; and (2) alerts that are transmitted along with the network metadata from any intrusion detection system (IDS) embedded in any data collection device. For avoidance of doubt, the content layer of the network data (e-mail, web page, database transaction, et al.) are not “Data” that may be exported under this agreement.

III. TERMS OF USE

1. By using the Data contained contributed by AGENCY participation in the Project, PISCES-NW agrees to be bound by the provisions of this Sharing Agreement.
2. Data is provided for the Project’s use only. PISCES-NW is granted a limited, non-exclusive, non-transferable right to use the data solely for the purposes identified in this Sharing Agreement.
3. All other uses, including but not limited to the transfer of any portion of the analysis products to another party or agency, must be authorized by AGENCY in advance of such use and in writing. Disclosure of Data to any party or agency must also be authorized by AGENCY, unless such disclosure is required by law. AGENCY acknowledges that the Project includes data from public agencies that are subject to the requirements of the Public Records Act (PRA). The PRA includes exemptions that apply to the Data, including the exemptions found under RCW 42.56.420. If the PISCES organization receives a request for records under the PRA that includes the Data, the organization will not disclose the Data and refer the requestor to AGENCY.

4. Reproduction and/or disclosure of AGENCY data for commercial purposes is prohibited, unless expressly authorized through a separate licensing agreement with AGENCY.
5. Anonymization of the data for the purpose of research and research presentation by students is authorized, providing that the data have been anonymized to the extent that AGENCY is not identified.
6. Errors may exist in the Data provided. PISCES-NW accepts data products as is, with all faults, and assumes all responsibility for use thereof, and further covenants and agrees to hold AGENCY harmless from and against any claims, damages, losses, or liabilities arising from any use of the data.
7. THE AGENCY DISCLAIMS ANY WARRANTY OF ANY KIND, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO ANY SECURITY EVENT DATA OR ANALYSIS PRODUCT.
8. THE AGENCY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF INFORMATION IN THIS DATA. PISCES-NW ASSUMES ALL RISKS ARISING FROM THE USE OF ANY EVENT DATA.

IV. IT IS MUTUALLY AGREED AND UNDERSTOOD BY AND BETWEEN THE PARTIES THAT:

1. In exchange for, and in consideration of, security event data monitoring and analysis services provided by PISCES-NW, AGENCY will share with PISCES-NW Security Event Data.
2. AGENCY shall purchase and supply its own data collection hardware, which will meet specifications provided by PISCES-NW.
3. AGENCY and PISCES-NW agree to exchange Security Event Data for the Project.
4. PISCES-NW may share information on confirmed security events provided by the AGENCY with the Washington State Fusion Center.
5. PISCES-NW will utilize college-level student analysts to review, maintain, and analyze Data provided by the AGENCY.
6. AGENCY recognizes that while PISCES-NW analysts will provide their best efforts, the coverage provided, the level of coverage, and the experience and abilities of the analysts will vary greatly over time, and may include gaps and delays resulting from, for example, changes in the academic schedules, changes in schools and students participating, and changes in the academic level of the students.
7. AGENCY agrees to provide Security Event Data on a real-time or near real-time basis beginning after execution of this Sharing Agreement, and continuing until the termination of this Sharing Agreement, as provided below. PISCES will provide episodic event data analysis

that corresponds to collegiate terms when school is in session. PISCES will not provide 24/7 analysis.

8. PISCES-NW will communicate significant Project changes to AGENCY staff when they occur, including between planned quarterly updates. An example of a significant Project changes is the periodic addition of technology to add capacity and associated outage window.
9. AGENCY warrants that it can provide the appropriate technology and staff assistance to facilitate data collection at the ingress/egress network switch, either through “port mirroring”, “SPAN”, network tap, or other method for providing network flow data that are adequate and complete.
10. This SHARING AGREEMENT may only be amended or supplemented to provide for additional opportunities to share data; otherwise, it shall remain in effect until the end of the term of this agreement, or through cancellation by thirty (30) days written notice from one party to the other party.
11. Data Ownership: The stated purpose of the project is to collect and aggregate threat data for analysis and research purposes. However, the AGENCY retains full ownership of its Data.
12. Term of Agreement: this Sharing Agreement will remain in effect for a term of three (3) years.
13. Termination of contract: At the conclusion of the term of this Sharing Agreement, or in the event of election to terminate this Sharing Agreement, PISCES-NW agrees to dispose of AGENCY specific information at the AGENCY’s discretion. The following are three options for disposal of AGENCY owned data:
 - a. Allow PISCES-NW to retain the data in its entirety for research purposes
 - b. Direct PISCES-NW to destroy the data in its entirety, such that it is demonstrably unrecoverable
 - c. Return all data and analysis conducted to the AGENCY up to and including the date of termination *and* destroy all aggregated data as above.
14. Renewal: at the end of the term of this Sharing Agreement, it may be renewed at the request of the AGENCY providing that the AGENCY continues to meet the requirements for a monitored jurisdiction.
15. Nothing herein shall be construed as obligating AGENCY or PISCES-NW to expend funds or involve either party in any contract or other obligation for future payment of money, in excess of appropriations authorized by law and administratively available for this work.
16. Governing Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of Washington.
17. The parties agree that the venue of any action or suit concerning this Agreement shall be in federal or state courts located in King County, Washington, and all actions, or suits thereon shall be brought therein.

18. NO SERVICE LEVEL IS EXPRESSED OR IMPLIED BY PISCES-NW, AND PISCES-NW MAKES NO REPRESENTATION OR WARRANTY AS TO THE QUALITY OF ANY SERVICES OR DATA PROVIDED AND HEREBY DISCLAIMS ANY SUCH WARRANTY.

This AGREEMENT becomes effective on the date of the most recent signature below.

AGENCY

Signature_____

Title_____

Date_____

PISCES-NW

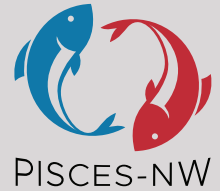
Signature_____

Title_____

Date_____



CISA
CYBER+INFRASTRUCTURE



PISCES: Public Infrastructure Security Cyber Education System

WHO WE ARE

PISCES—the Public Infrastructure Security Cyber Education System—is an extension of the Public Regional Information Security Event Management (or PRISEM) regional monitoring system deployed in the Puget Sound region from 2009-2013. The Cyber Security Division of the U.S. Department of Homeland Security (DHS) Science and Technology Directorate (S&T) provided the initial grant funding. Now in partnership with the DHS Cybersecurity and Infrastructure Security Agency (CISA) and Pacific Northwest National Laboratory (PNNL), PISCES has since evolved into a non-profit organization that partners with the private sector, colleges and universities, and local governments to provide no-cost cybersecurity event monitoring to small public sector organizations.

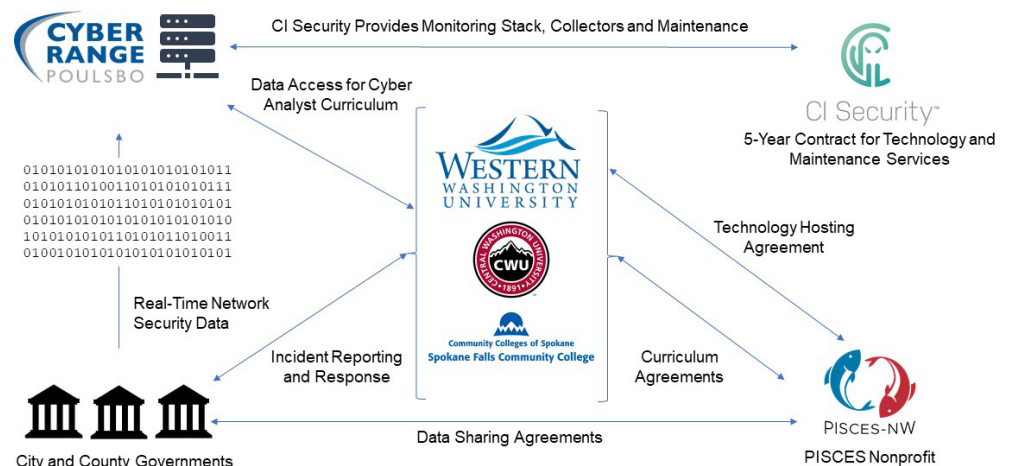
WHAT WE DO

PISCES Role – PISCES adjudicates legal agreements and serves as the ultimate curator of the partnerships with educational institutions

(including those housing the data collection stack), the private sector (providing the technology for collectors and analytic stack as well as necessary professional services and support), and local governments.

Private Sector Role – PISCES executed an agreement with CI Security (CI), a cybersecurity detection and response company with security operation centers in Bremerton and Ellensburg WA. CI provides a reduced-functionality version of the commercial monitoring and analytic stack to facilitate on-premise data collection, aggregate intrusion detection and network flows, and allow analyst access for investigation and event confirmation. CI also provides the

Public Infrastructure Security Cyber Education System (PISCES)



necessary professional services to perform stack maintenance and upgrade and conduct the customer provisioning process.

HOW IT WORKS

Using metadata collected from customer networks, students act as cybersecurity analysts by evaluating events observed. When a security compromise is confirmed or suspected with a high degree of confidence, it is reported to the impacted jurisdiction for assistance to be provided to quickly remediate.

DATA COLLECTED

Data privacy and public disclosure limitations are described in the data sharing agreement. The data PISCES collects is limited to:

- a) Packet headers** – metadata about how content is delivered but not the content itself (no e-mail, health records, criminal justice data, financial transactions, or privacy information).
- b) Intrusion Detection System (IDS) alerts**
 - the Suricata IDS is a component of the collector system and updated daily with new public signatures or detection patterns.

REQUIREMENTS

Partner Requirements – At a minimum, local government organizations seeking to execute a data sharing agreement must:

- » Be a public sector organization (e.g., cities, counties, ports, school districts, public utilities).
- » Employ 150 employees or fewer.
- » Purchase a computer to be used as the data collection device. The computer must match the line speed of the internet connection and have 500G-1Tbt of data storage.
- » Acknowledge that this is not a commercial service and the analysts are students.
- » Agree to share anonymized event information.

Academic Institutions – Educational partners must sign an agreement that stipulates:

- » The standard curriculum framework will be used, summarily:
 - Operation of the technology stack
 - Analyst tools and investigation techniques
 - Experiential, laboratory, exercise, or extracurricular time as a cybersecurity analyst
- » Improvements to the curriculum will be integrated back into the standard distribution.

OUR PARTNERS

State, Local, Tribal, and Territorial Partners

- Current – PISCES jurisdictions in Washington State include the cities of Anacortes, Arlington, Burien, Cle Elum, Covington, Ellensburg, Port of Columbia, and Washougal. San Juan County and Stevens County are recent deprovisioned jurisdictions. Additional state, local, tribal, and territorial partners will be added as the program expands outside the State of Washington.

Academic Institutions – Western Washington University, Central Washington University, and Spokane Falls Community College are currently teaching courses using PISCES and more Washington schools are interested in the program. Discussions are ongoing with institutions in South Carolina, Alabama, and Idaho as well.

LOOKING AHEAD

CISA and PNNL are supporting the project through 2022, with the objective of creating a sustainability model that will address administration and technology costs.

BECOME A PARTNER

If you represent a jurisdiction or academic institutions interested in participating in PISCES, contact Steve Stein at steve.stein@piscses-nw.org

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF EDGEWOOD, PIERCE COUNTY, WASHINGTON,
AUTHORIZING THE MAYOR TO EXECUTE A
SECURITY AND DATA SHARING AGREEMENT WITH
PISCES-NW**

WHEREAS, the City Council and staff support higher education in the State of Washington; and

WHEREAS, PISCES-NW is partnered with funded by the Cyber Security Division of the U.S. Department of Homeland Security; and

WHEREAS, the City does not have any monitoring currently in place,

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD,
WASHINGTON, HEREBY RESOLVES AS FOLLOWS:**

Section 1. Authorize the Mayor to execute a Security and Data sharing agreement with PICES NW to share metadata collected through the Cities internet connection to be used as a real life example in college classes.

Section 2. Effective Date. This resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS XX DAY OF MAY, 2020

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Ordinance - Comprehensive Plan Docket	Agenda Item #: 2.E
	For Agenda of: 5/19/2020
	Prepared by: Darren Groth
Attachments (list): 1. AHBL Summary Report 2. Planning Commission Recommendation	
Approval of Materials: Darren Groth Rachel Pitzel 5/14/2020	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 05/19/2020: SS 05/26/2020: RCM 06/02/2020: SS 06/09/2020: Final Action

Summary Statement:

The City may considered amendments to its Comprehensive Plan once every year. Applications for Comprehensive Plan amendments are submitted before December 31st in order to be considered during the following year's amendment process. All applications submitted before the December 31st deadline are identified on the preliminary docket that is maintained by the Planning Director. After compiling the preliminary docket, the Director shall review the suggested amendments and prepare a report suggesting which amendments should be placed on the final docket.

In order to set the Final Docket for 2020, the City's planning consultant (AHBL) prepared a summary report detailing each application received on or before December 31, 2019. The report is included as Attachment 1 and includes summary details of each request and the Director's recommendation for docketing. In addition, the summary report includes a brief statement about the Planning Commission's Recommendation (Attachment 2).

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff direction to Discussion - Ordinance - Comprehensive Plan Docket

Fiscal Note/Consideration:

N/A



**CITY OF EDGEWOOD
CITY COUNCIL STUDY SESSION:
Comprehensive Plan Final Docket**

Date: May 19, 2020

Title: 2020 Comprehensive Plan Final Docket

Attachments:

- 1) #19-1561 Sandhu Application Materials
- 2) #19-1569 Bridge Point Edgewood Application Materials
- 3) Planning Commission Recommendation on Comprehensive Plan Amendments (dated December 9, 2019)

Submitted by: Darren Groth, Community & Economic Development Director

Amendment Requests:

- 1) 19-1561 Sandhu Comprehensive Plan Amendment
- 2) 19-1569 Bridge Point Edgewood
- 3) 19-1570 Abolish Public Designations
- 4) 19-1571 East Side Commercial FLUM
- 5) 19-1572 Eliminate Study Overlay
- 6) 19-1573 Study Overlay Industrial FLUM
- 7) 19-1574 Transportation Systems Plan

Recommendation: In accordance with EMC 18.60.140, the Director recommends including five applications (Project Nos. 19-1569, 19-1571, 19-1572, 19-1573, and 19-1574) on the Final Docket, and excluding two applications (Project Nos. 19-1561 and 19-1570) from consideration as part of the City's 2020 Comprehensive Plan amendments.

Fiscal Impact: None

Discussion

The City may consider amendments to its Comprehensive Plan once each year. According to the City's docketing process, applications for Comprehensive Plan amendments shall be submitted before December 31st in order to be considered during the following year's amendment process. All applications submitted before the December 31st deadline are identified on the preliminary docket that is maintained by the Director. After compiling the preliminary docket, the Director shall review the suggested amendments and prepare a report suggesting which amendments should be placed on the final docket. In 2019, the City received two citizen-initiated applications that met the required deadline to be processed in 2020. In addition, on December 9, 2019, the Planning Commission voted 5-0 to suggest four additional amendments be processed as part of the City's 2020 Comprehensive Plan amendments. The Public Works Director also gained the support of City Council to add one additional proposed amendment. In total, seven amendments for consideration are described below.

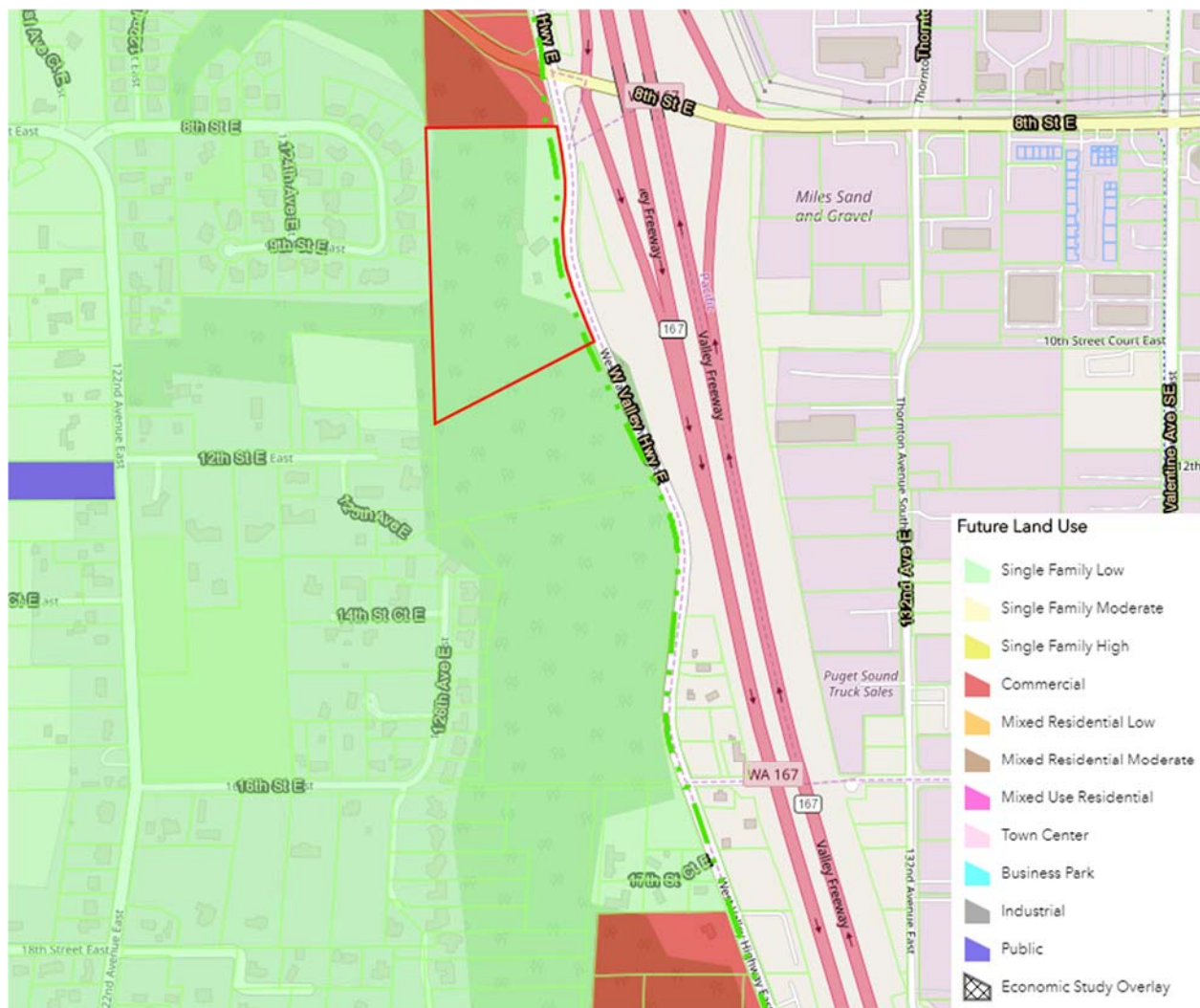
1) Sandhu Comprehensive Plan Amendment (Project #19-1561)

The first site-specific proposal application is a request to change the future land use map (FLUM) designation and zoning classification on approximately 14.5 acres currently designated Single-Family Low and zoned as Single-Family 2 (SF2). The applicant submitted the request to change the Comprehensive Plan FLUM designation as well as the zoning to Commercial (C). The subject property is located at 830 West Valley Hwy East, and includes Parcel Number 0420024003.

Table 1 - Request #1 Parcel Numbers/Ownership

Owner	Parcel Number(s)	Future Land Use Designation
Sandhu	042002-4003	Single Family Low

Figure 1 - Request #1 Vicinity/Current Future Land Use



The site is currently being used as an illegal, nonconforming commercial business use. The City opened code enforcement case CE-20-0004 against this parcel pertaining to SEMI STORAGE FACILITY IN RESIDENTIAL, G&D, UNLAWFUL SEMI REPAIR FACILITY, CLEAR AND GRADE W/O PERMIT, JUNK VEHICLES.

In an attempt to comply with the approved uses for the site, the applicant requested a Comprehensive Plan FLUM amendment as well as a zoning map amendment to change the designation and zoning of the subject property to Commercial. If the City elects to include this request in its annual Comprehensive Plan amendments and process a concomitant zoning map amendment, the site would immediately include nonconforming use outside of a structure, nonconforming structures, and nonconforming site design.

A zoning map amendment may, however, enable the property owner to continue the existing use, without conforming to the adopted design standards for commercially zoned property contained within Chapter 18.95 EMC. The City would have to create a new code enforcement case to compel the applicant to comply with the standards in the City's municipal code. At this time, however, the applicant has not shown interest in complying with those standards and the City's acceptance of the use into the Commercial zoning may embolden them to continue the nonconformance of the site.

The City has, at the same time, considered re-designating the subject property, as well as several others along West Valley Highway East, to the Commercial designation (see Request #3). As such, the Director recommends processing that Comprehensive Plan amendment, without accepting this request, as well as not approving the concomitant zoning map amendment request. By only amending the FLUM at this time, the City could require the applicant to apply for a separate zoning map amendment (which would be consistent with the amended FLUM) as well as site development and building permit applications to bring the site into conformance with the design standards for commercial uses contained in Chapter 18.95 EMC.

Inclusion of this request on the final docket would require amendments within several areas of the City's Comprehensive Plan. Specifically, the Future Land Use Map contained on page 23 of the Comprehensive Plan would need to be updated, as well as amendments to the following tables and figures which discuss the mix of planned land uses within the City:

- Table 5
- Table 7
- Table 9
- Table 11
- Table 13
- Table 15
- Figure 9
- Table 6
- Table 8
- Table 10
- Table 12
- Table 14
- Table 31
- Figure 11

2) **Bridge Point Edgewood (Project #19-1569)**

The second site-specific proposal application submitted in 2019 for consideration of the 2020 annual Comprehensive Plan amendment cycle is referred to as the Bridge Point Edgewood project. This request is to change the future land use designation and zoning classification on approximately 60.16 acres. The proposed amendment area is comprised of multiple parcels currently classified as either Single Family Moderate or Mixed Residential Moderate on the Future Land Use Map and all currently zoned Single-Family 3 (SF3). The applicant is seeking a designation change to Industrial on the FLUM and a zoning classification change to Industrial (I).

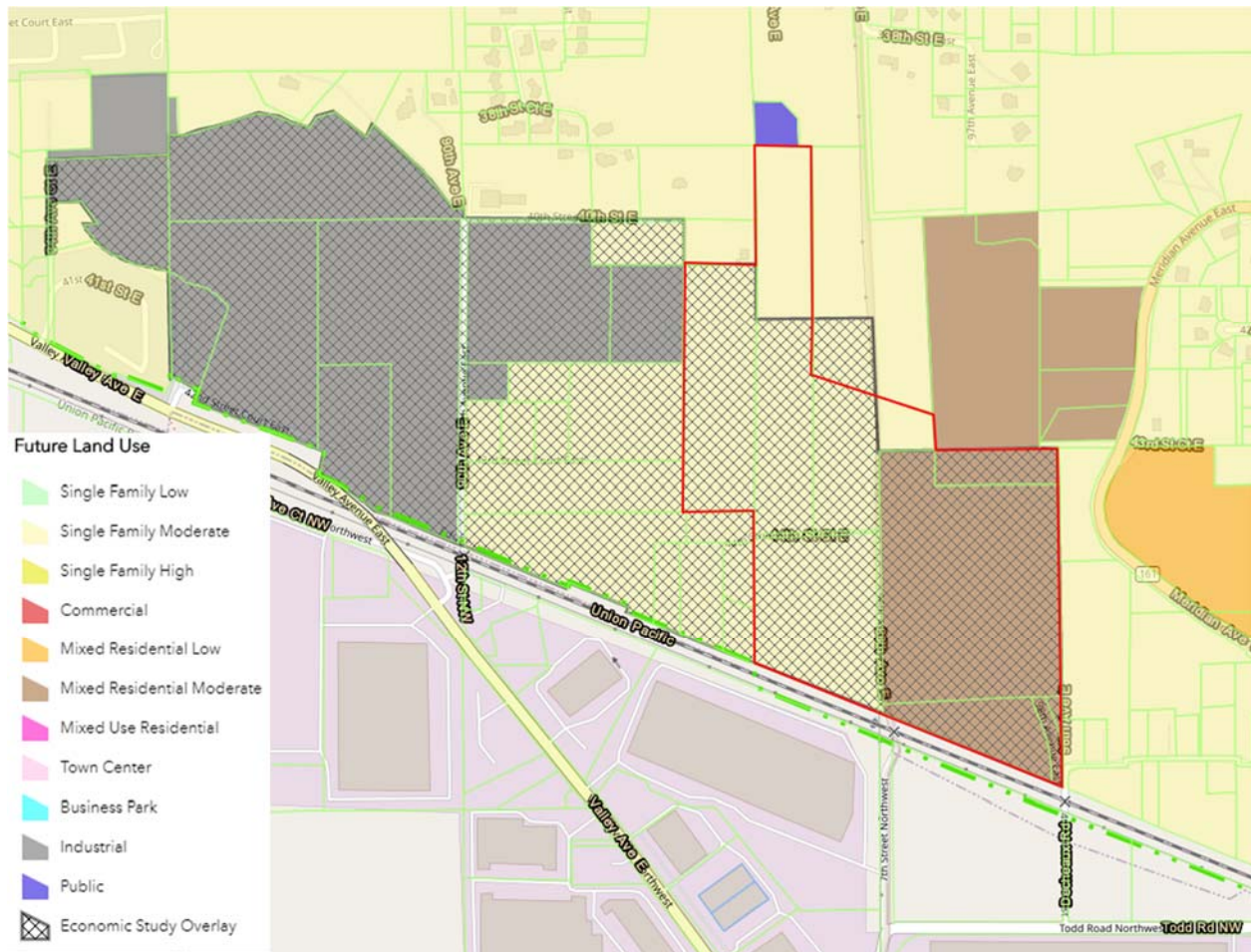
The proposed amendment area is comprised of eight tax parcels owned by four property owners. For the purposes of this application, the address 4515-4519 96th Avenue East is being used. The property owners and their respective parcels are identified in the following table.

Table 2 - Request #2 Parcel Numbers/Ownership

Owner	Parcel Number(s)		Current FLUM Designation	Economic Study Overlay?
Hutchinson	042016-3000	042016-4004	Single Family Moderate	Yes (-3000), Yes, Partial (-4004)
Lorang	042016-4050		Single Family Moderate	Yes
Barth	042016-4130		Single Family Moderate	Yes, Partial
Fifty Three Point Three LLC	042016-4095	042016-4096	Mixed Residential Moderate	Yes
	042016-4097	042016-4098		

The requested area is contiguous and abuts one of the tax parcels that was re-designated Industrial in 2019 as part of the colloquially named “Uchida Farms, LLC Comprehensive Plan amendment” (Uchida) request. All of the tax parcels, to some extent, are included in the Economic Study Overlay identified on the 2015 Comprehensive Plan FLUM (tax parcels 042016-4004 and 042016-4130 have a portion of their parcel area included in the Economic Study Overlay).

Figure 2 - Request #2 Vicinity/Current Future Land Use



Similar to the “Uchida” request, a portion of this subject area was a topic of public discussion for the 2015 Comprehensive Plan update. The City held public input meetings to discuss the possibility for a FLUM designation change in this area. The updated plan did not change the designation; however, a Special Land Use Study Overlay was approved in the southwest portion of the City.

The Uchida request included a market study for the lands included in that request which discussed industrial development in the vicinity of the overlay as well as the potential for job creation, and addressing the changing economics of small-scale farming uses that are currently practiced in the area.

The inclusion of this request on the final docket would require the applicant to perform a land use study on the tax parcels included in this request. In addition to any requirement for Comprehensive Plan amendment approval, the study should also address, at a minimum, the 10 items outlined in Goal LU.I.d.

Inclusion of this request on the final docket would require amendments within several areas of the City’s Comprehensive Plan. Specifically, the Future Land Use Map contained on page 23 of the Comprehensive Plan would need to be updated, as well as amendments to the following tables and figures which discuss the mix of planned land uses within the City:

- Table 5
- Table 7
- Table 9
- Table 11
- Table 13
- Table 15
- Figure 9
- Table 6
- Table 8
- Table 10
- Table 12
- Table 14
- Table 31
- Figure 11

The processing of this Comprehensive Plan FLUM and concurrent Zoning Map amendment request would also require an amendment to the City's Zoning Map, but should not require any text amendments to the City's Zoning Code.

3) **East Side Commercial FLUM (Project #19-1571)**

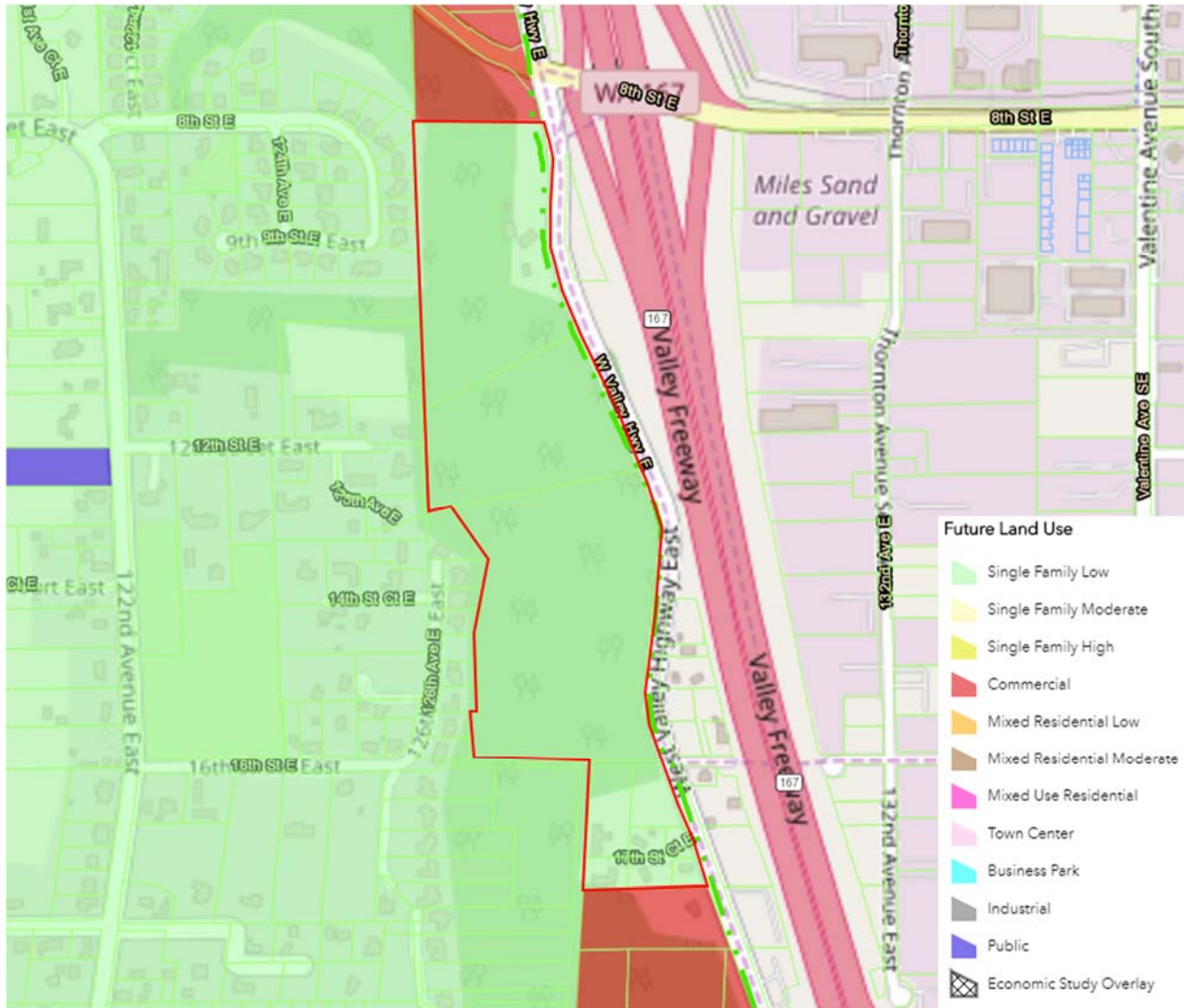
As previously alluded to under Request #1, the City of Edgewood Planning Commission discussed on December 9, 2019, to include a Comprehensive Plan FLUM amendment re-designating 10 tax parcels along or near West Valley Highway East from Single-Family Low to Commercial.

A concomitant zoning map amendment would not be made at this time in order to avoid creating any nonconforming zoning issues for the properties within this area, and instead would be processed on request from the subject property owners.

Table 3 - Request #3 Parcel Numbers/Ownership

Owner	Parcel Number(s)		Current FLUM Designation
Sandhu	042002-4003		Single Family Low
City of Edgewood	042002-4021	042002-4054	Single Family Low
Robinson	449540-0931	449540-0932	Single Family Low
McFarlane	449540-0947		Single Family Low
Erickson	449540-0951	449540-0952	Single Family Low
Searles	449540-0949		Single Family Low
Couch	449540-0948		Single Family Low
Deustua	449540-0941		Single Family Low

Figure 3 - Request #3 Vicinity/Current Future Land Use



Inclusion of this request on the final docket would require amendments within several areas of the City's Comprehensive Plan. Specifically, the Future Land Use Map contained on page 23 of the Comprehensive Plan would need to be updated, as well as amendments to the following tables and figures which discuss the mix of planned land uses within the City:

- Table 5
- Table 7
- Table 9
- Table 11
- Table 13
- Table 15
- Figure 9
- Table 6
- Table 8
- Table 10
- Table 12
- Table 14
- Table 31
- Figure 11

As mentioned previously, the processing of this FLUM amendment would not require a concomitant zoning map amendment, and thus would not require any text amendments to the City's Zoning Code.

The property owners, when ready, could apply for zoning map amendments consistent with the FLUM designation of their property to rezone to a Commercial zoning designation. Future Comprehensive Plan amendment considerations, however, should be made to ensure this area is able to meet the City's Commercial design standards. Development standards for the Commercial zoning district generally assume frontage along Meridian Avenue East. A Commercial district abutting West Valley Highway East may be better suited for a separate Commercial zoning district or potentially an overlay or small area plan to ensure development is compatible with the vision for the area.

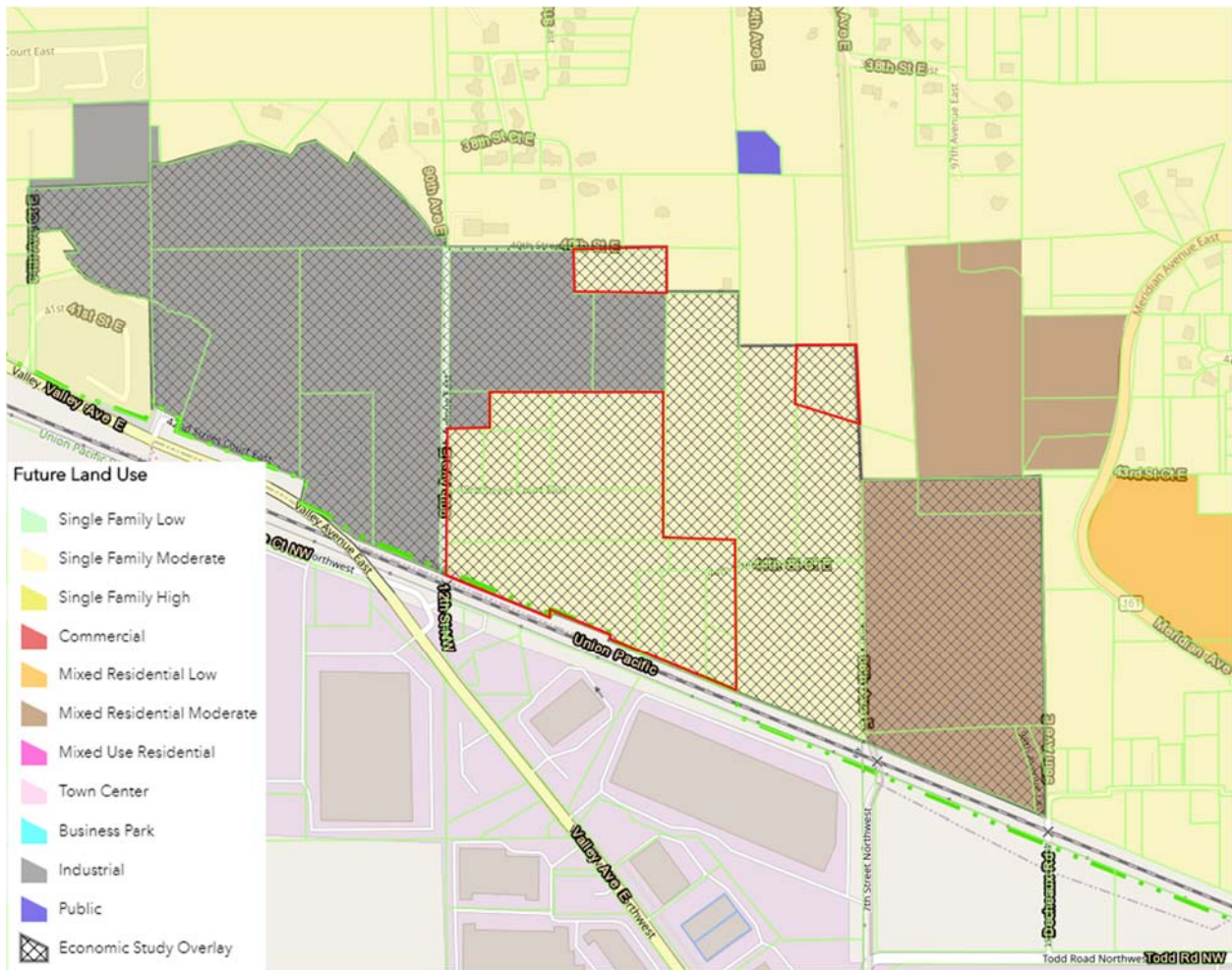
4) Complete FLUM Designation on the Special Land Use Study Overlay (Project #19-1573)

On December 9, 2019, the City of Edgewood Planning Commission also discussed changing the designation of all properties not previously or currently proposed as a Comprehensive Plan amendment located within the Special Land Use Study Overlay and designation as Mixed Residential Moderate or Single Family Moderate to Industrial, and making the concomitant zoning map amendment to Industrial (I). With the inclusion of Request #2, over half of the Special Land Use Study Overlay has been or is proposed to be re-designated as Industrial. Market studies have or will be prepared by private entities for the majority of this area thereby completing the City's obligation to study this area for future economic development uses and addressing the changing agricultural practices away from small-scale farming operations.

Inclusion of this request would change the future land use designation as well as the zoning for 14 tax parcels, which are owned by 10 separate owners, detailed below.

Table 4 - Request #4 Parcel Numbers/Ownership

Owner	Parcel Number(s)		Future Land Use Designation
Torgrimson	042016-3024		Single Family Moderate
Cerqui	042016-7704	042016-7705	Single Family Moderate
	042016-7706	042016-3003	
	042016-3074		
Kolomiyets	042016-7703		Single Family Moderate
Woodworth	042016-3051		Single Family Moderate
Yaguchi	042016-3043		Single Family Moderate
Nitschke	042016-3075		Single Family Moderate
Teodoro	042016-3034		Single Family Moderate
Holt	042016-3037		Single Family Moderate
Skelly	042016-3038		Single Family Moderate
Barth	0420164131 (partial)		Single Family Moderate



Inclusion of this request on the final docket would require amendments within several areas of the City’s Comprehensive Plan. Specifically, the Future Land Use Map contained on page 23 of the Comprehensive Plan would need to be updated, as well as amendments to the following tables and figures which discuss the mix of planned land uses within the City:

- Table 5
- Table 7
- Table 9
- Table 11
- Table 13
- Table 15
- Figure 9
- Table 6
- Table 8
- Table 10
- Table 12
- Table 14
- Table 31
- Figure 11

The Planning Commission indicated it would like to also rezone the parcels included in this amendment request. Making a concurrent amendment to the City’s Zoning Map would help to mitigate potential conflicts between industrial development surrounding low density single-family development on both sides of this area. However, it would also create non-conforming uses that would limit the continued use of these properties as single-family residences. No text amendments to the City’s Zoning Code should be necessary as a result of this request.

5) Eliminate Special Land Use Study Overlay (Project #19-1572)

With the processing of Requests #2 and #4, as well as the Uchida Farms, LLC request that was adopted in 2019, the City should remove the Special Land Use Study Overlay from the FLUM and delete any associated textual references to the overlay within the body of the Comprehensive Plan. The City, in processing the associated citizen-initiated requests, would have fulfilled its plan to study the feasibility of changing the land use designations within the overlay.

Inclusion of this request on the final docket would require amendments within several areas of the City's Comprehensive Plan. Specifically, the Future Land Use Map contained on page 23 of the Comprehensive Plan would need to be updated, as well as amendments to the sidebar on Page 22 and discussion of the land use map on Pages 90 and 91 which discuss the Special Land Use Study Overlay.

6) Eliminate Public FLUM Designation and Public (P) Zoning District (Project #19-1570)

On December 9, 2019, the City of Edgewood Planning Commission discussed changing the designation of all publicly zoned properties to designations as reasonable based on the adjoining designations, as well as making the concurrent zoning map changes from the Public (P) zoning district to the correlated districts that coincide with those Comprehensive Plan designations.

This request would affect approximately 55 properties currently owned by the cities of Edgewood, Milton, Puyallup, and Sumner; Fife and Puyallup School Districts; Mt. View Edgewood Water Company, Pierce County Fire District 22, Puget Sound Energy, and WSDOT; as well as a private property owner and one unknown property owner.

Table 5 - Request #6 Parcel Numbers/Ownership

Owner	Parcel Number(s)		Future Land Use Designation
City of Edgewood	042010-2041	602303-0190	Public
	042010-2012	602303-0170	
	042010-6031	042003-4059	
	042010-4018	042002-3091	
	042010-1011	042002-3107	
	042011-2082	042003-2014	
	042014-4045	042003-1027	
	042023-5059	484500-0030	
	042015-2006	484500-0040	
	042008-4019	484500-0050	
	042008-4024	484500-0060	
	394400-0230	042002-2005	

Owner	Parcel Number(s)		Future Land Use Designation
City of Milton	042009-1133	482500-0070	Public
City of Puyallup	042022-1096		Public
City of Sumner	042024-3000		Public
Di Pietro Darin	042023-2111	042023-2156	Public
Fife School District	042003-1076	042003-1077	Public
Mt. View Edgewood Water Co.	042015-1021	042023-2017	Public
	362500-0371	042015-3014	
	042010-3151	042016-6034	
	042015-3182	042016-1088	
	042015-3181	042003-2022	
	042023-6041		
Pierce County Fire District 22	042009-1025	042009-1028	Public
	042009-1052		
Puget Sound Energy	042003-3045		Public
Puyallup School District	042009-1011	042010-2018	Public
	042009-1014	042010-2037	
	042010-3132	042014-2130	
Unknown	602149-0090		Public
WSDOT	042009-1050		Public

Inclusion of this request on the final docket would require amendments within several areas of the City's Comprehensive Plan. Specifically, the Future Land Use Map contained on page 23 of the Comprehensive Plan would need to be updated to remove the Public designation and re-designate those properties to another land use, as reasonable, based on their adjoining land use designations.

Goals related to the Public land designation would need to be incorporated into the goals of the assorted land use designations that incorporate civic/institutional/utility land uses as a result of the removal of the land designation and re-designation of those properties. The discussion of the Public designation on Page 92 would also be removed. Instead, each land use designation that incorporates public uses would need discussion incorporated of the civic/institutional/utility uses that are now included.

In addition, amendments to the following tables and figures which discuss the mix of planned land uses in the City will need to be made:

- Table 5
- Table 7
- Table 9
- Table 11
- Table 13
- Table 15
- Figure 9
- Table 6
- Table 8
- Table 10
- Table 12
- Table 14
- Table 31
- Figure 11

The concurrent zoning changes made to the properties currently designated as Public in the City's FLUM and Zoning Map would require thoughtful consideration of what amendments might be necessary to the City's Zoning Code to ensure that civic/institutional/utility land uses are compatible with other land uses in that zoning district. Changes that might be necessary to Title 18 of the City's Municipal Code include amendments to Chapter 18.80 (Land Use Zones), which specifies the allowable uses in various zones.

The City would need to consider what use permit, if applicable, would be required for each type of Public land use. For example, siting schools within residential neighborhoods may require a Conditional Use Permit to ensure that the impacts from traffic, noise, and lighting are mitigated.

7) *Transportation Systems Plan (Project #19-1574)*

As stated in the application submitted on December 31, 2019, discussions with Council have revealed a need to improve connectivity between Edgewood and adjacent communities, as well as between the hilltop and valley areas within Edgewood. There is also a discrepancy in the existing Comprehensive Plan, when comparing the Functional Classification System and Long-Term Transportation Projects Maps.

In addition, a recent discussion with the Planning Commission regarding recommendations from the City's traffic engineering consultants, Transpo Group and DN Traffic Consultants, has identified amendments to the City's parallel road network ordinance that may be made as part of this project.

Inclusion of this request on the final docket would require amendments within several areas of the City's Comprehensive Plan. Specifically, the Transportation Goals and Policies, Mobility and Capacity section on page 44 of the Comprehensive Plan would need to be updated, as well as amendments to the Transportation Systems Plan, Street and Highway System, Roadway Functional Classification section on pages 130 and 131 (Figure 9 and additional connectivity language).

If the City's parallel road network ordinance is amended, further amendments would need to be made to the Comprehensive Plan, including Figure 10 on page 132, Figure 11 on page 133, Figure 12 on page 134, Table 31 on pages 135 through 137, and Table 41 on pages 163 and 164.

Final Docket

The addition of a request to the final docket does not mean approval or assume action. The final docket allows the applicant the opportunity to provide enough supporting information to fully satisfy the criteria used to support the Comprehensive Plan amendments and associated zoning change. For both citizen-initiated and City-initiated amendments, public notice will be provided and the public will be afforded an opportunity to weigh in on the proposed change. Once the docket is set, the City will also perform an environmental review of the docket and make findings under the State Environmental Policy Act (SEPA) before issuing a threshold determination. In accordance with EMC Section 18.60.220, the Planning Commission shall review proposed Comprehensive Plan amendments under the following criteria to develop findings and conclusions to support a recommendation:

- A. All Amendments. All of the comprehensive plan amendments shall be reviewed under the following criteria:
 - 1. Whether the amendment conform to the Growth Management Act (Chapter 36.70A RCW;
 - 2. Whether the amendment is consistent with and implements the City's Comprehensive Plan, including the goals, policies and implementation strategies of the various elements of the plan;
 - 3. Whether circumstances related to the proposed amendment have substantially changed since the adoption of the City's Comprehensive Plan;
 - 4. Whether the assumptions upon which the City's Comprehensive Plan is based are no longer valid, or new information is available which was not considered during the adoption process;
 - 5. Whether the amendment reflects current, widely held values of the residents of the city.
- B. Amendments for Site-Specific Proposals. In addition to the above, any proposal for a site-specific development or amendment shall be reviewed under the following criteria:
 - 1. Whether the amendment meets concurrency requirements for transportation and do not adversely affect adopted level of service standards for other public facilities and services;
 - 2. The amendment will not result in probable significant adverse impacts to the City's transportation network, capital facilities, utilities, parks and environmental features that cannot be mitigated, and will not place uncompensated burdens upon existing or planned service capabilities;
 - 3. That the subject parcels are physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to, the following:
 - a. access;
 - b. provision of utilities; and
 - c. compatibility with existing and planned surrounding land uses;
 - 4. The amendment will not create pressure to change the land use designation of other properties, unless the change for other properties is in the long-term best interests of the city as a whole;
 - 5. The amendment does not materially affect the land use and population growth projections that are the bases of the comprehensive plan;
 - 6. The amendment is consistent with any applicable county-wide policies for the city and any other applicable interjurisdictional policies or agreements, and any other local, state or federal laws.

Additionally, for those requests that include concurrent zoning map amendments, the request must comply with EMC 18.40.114 which specifies the review criteria for a quasi-judicial map amendment:

- 1. Consistency with the existing Comprehensive Plan;
- 2. Consistency with the purpose of the proposed zoning district;

3. Consistency between zone criteria and area characteristics;
4. Zoning history and precedential effect. Previous and potential zoning changes both in and around the area identified in the application shall be examined;
5. The impact of more intense zones on less intense zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred. Physical buffers may provide an effective separation between different uses and intensities of development. The following elements may be considered as buffers:
 - a. Natural features including but not limited to topographical breaks, lakes, streams, and ravines;
 - b. Major traffic arterials and railroad tracks;
 - c. Distinct change in street layout and block orientation;
 - d. Open space and greenspaces;
6. Zone Boundaries.
 - a. In establishing boundaries, the following elements shall be considered:
 - i. Physical buffers as described in subsection (B)(5) of this section; and
 - ii. Platted lot lines.
 - b. Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses;
7. Height Limits. In general, height limits greater than 35 feet should be limited to areas where higher height limits would be consistent with the comprehensive plan or where the designation would be consistent with the existing built character of the area;
8. Impact Evaluation. The evaluation of the changes that would result from approval of the application shall consider the possible negative and positive impacts on the affected area and its surroundings. Factors to be examined include, but are not limited to, the following:
 - a. Housing;
 - b. Public services;
 - c. Environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows and energy conservation;
 - d. Pedestrian safety;
 - e. Manufacturing activity;
 - f. Employment activity;
 - g. Character of areas recognized for architectural or historic value;
 - h. Shoreline view, public access and recreation;
 - i. Service Capacities. Development which can be reasonably anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including: street access to the area; street capacity in the area; transit service; parking capacity; utility and sewer capacity; shoreline navigation;
9. Changed Circumstances. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone designations in the Zoning Code;
10. Critical Areas. If the area is located in or adjacent to a critical area, the effect of the rezone on the critical area shall be considered.

Staff Recommendation

Staff recommends inclusion of Requests #2, 3, 4, 5, and 7 on the final docket for consideration as the City's 2020 Comprehensive Plan annual amendments. Staff does not recommend inclusion of Request #1 on the final docket as this amendment request is addressed by the City initiated Request #3. The only difference between Request #1 and Request #3 as it pertains to the applicant's property is that a concurrent zoning map amendment is also proposed. If Request #3 is approved, nothing precludes the applicant from applying for a zoning map amendment concurrent with applications to develop their property in accordance with the standards established in EMC 18.95. Additionally, the City may, as part of this process, consider further amendments to its Zoning Map to rezone this property to a special classification within the FLUM Commercial designation; this would be a designation that applies to the unique land uses along West Valley Highway East. The City could then develop design standards that respond to the characteristics of this area. Those design standards may end up being more relaxed in terms of screening and landscaping requirements, which ultimately may be more favorable to this development.

In addition, staff does not recommend inclusion of Request #6 on the final docket. This proposal is worthwhile and a suggestion staff recommends being included in ongoing discussions with the Planning Commission during 2020. The City is poised to begin its mandatory periodic update during the calendar year 2021 to meet the June 30, 2023 deadline. A proposal that directly impacts 55 parcels must strategically plan for all potential ramifications to the property owners and surrounding properties. The ongoing discussions will allow for a solid plan that can be incorporated into the 2023 periodic update.

Planning Commission Recommendation

On May 11, 2020, the Planning Commission votes 5-0 to accept staff's recommendation to include five (5) requests on the final docket, which are identified below.

1. 19-1569 Bridge Point Edgewood
2. 19-1571 East Side Commercial FLUM
3. 19-1572 Eliminate Study Overlay
4. 19-1573 Study Overlay Industrial FLUM
5. 19-1574 Transportation Systems Plan



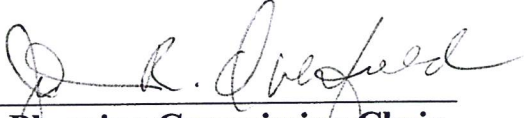
**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

The Planning Commission voted 5-0 to recommend APPROVAL of the proposed Final Docket for the annual amendment process to the City's Comprehensive Plan and to send their recommendation to the City Council for consideration.

It is the recommendation of the City of Edgewood Planning Commission to approve the Final Docket as presented in the staff report and attachments from Community Development Director Darren Groth for the May 11, 2020 Planning Commission agenda. Per the Planning Commission recommendation, the following requests should be placed on the Final Docket.

1. 19-1569 Bridge Point Edgewood
2. 19-1571 East Side Commercial FLUM
3. 19-1572 Eliminate Study Overlay
4. 19-1573 Study Overlay Industrial FLUM
5. 19-1574 Transportation Systems Plan

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 11TH DAY OF MAY 2020.**



Planning Commission Chair

Attest by:



Darren Groth, AICP, CPM
Community & Economic
Development Director



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion/Review - Berk Report	Agenda Item #: 2.F
	For Agenda of: 5/19/2020
	Prepared by: Darren Groth
Attachments (list): 1. Planning & Economic Development Study - TC & MUR Districts_ final	
Approval of Materials: Darren Groth Rachel Pitzel 5/14/2020	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 05/19/2020: SS

Summary Statement:

On October 8, 2019, City Council approved a contract with Berk Consulting, Inc. (Berk) to perform professional consulting services pertaining to a planning and economic development study focusing on parts of the City's TC and Mixed Use Residential (MUR) zoning districts. The contract scope required Berk to review prior City documents, prepare various materials, conduct interviews, and collect data and other statistical information regarding the city of Edgewood and its market area. A draft report of Berk's analysis was provided to City Council during their April 7, 2020 Study Session. This agenda item is intended to provide the final report Berk prepared and offer City Council the opportunity to discuss, plan additional study session, and learn from/direct staff where and how this report has been and should be disseminated.

Item History:

04/07/2020: Initial SS presentation by Berk on draft report

Recommended Action:

Hold a discussion and provide staff direction to Discussion/Review - Berk Report

Fiscal Note/Consideration:

N/A



City of Edgewood

PLANNING AND ECONOMIC DEVELOPMENT STUDY FOR THE TC & MUR DISTRICTS



APRIL 2020

BERK
STRATEGY ■ ANALYSIS ■ COMMUNICATIONS



2200 Sixth Avenue, Suite 1000
Seattle, Washington 98121
P (206) 324-8760
www.berkconsulting.com

"Helping Communities and Organizations Create Their Best Futures"

Founded in 1988, we are an interdisciplinary strategy and analysis firm providing integrated, creative and analytically rigorous approaches to complex policy and planning decisions. Our team of strategic planners, policy and financial analysts, economists, cartographers, information designers and facilitators work together to bring new ideas, clarity, and robust frameworks to the development of analytically-based and action-oriented plans.

Executive Summary

The City of Edgewood is a community of 11,390 residents as of April 2019, and located in Pierce County, Washington. Incorporated in 1996, the City has increased significantly in size over the past two decades, with much of this growth occurring within the past few years. Since 2016, the City's population has increased by about 5.4% per year on average, with almost 1,800 new residents coming into the community over the past three years.

While this growth has been considerable, there is concern that commercial development has not kept up pace with residential growth. If multifamily development "crowds out" local commercial growth, potential retail and service offerings would be reduced, serving as an obstacle for the Edgewood Town Center to support a "complete community" that provides for local needs. Considering these issues, the City of Edgewood is working to review:

- the viability of commercial uses in the area
- the appropriateness of mixed-use projects to meet ongoing commercial needs
- the need for additional changes to address other obstacles to new commercial development

The Council also acted to adopt an interim zoning ordinance to prevent additional development in the MUR zone on the east side of Meridian Ave and a portion of the TC zoning district located on the east side of Meridian Ave south of 22nd St E. Part of this report involves reviewing available data to provide strategic advice.

High-level findings from this research have included the following:

- **Recent development in the Meridian Corridor has focused on multifamily housing, which will dramatically increase the population in the area.** Between 2016 and 2019, 628 multifamily apartment units in three discrete projects were completed in the commercial/mixed-use zones along Meridian Ave E. With the construction of

an additional 292 units and future development of 232 units, there is likely to be a significant shift in the population of the city and downtown.

- **While this growth has been focused on residential development, higher residential development densities have meant that these projects have not exceeded the capacity for housing in the Town Center.** From an evaluation of calculations done as part of the 2014 Pierce County Buildable Lands Report and 2015 Comprehensive Plan, achieved densities were higher than expected. The split between capacity allocated between housing and employment uses may also require adjustment.
- **Employment growth has been more challenging for Edgewood, due in part to its geographic position in the market.** While the status of Meridian Ave E / SR 161 provides regional access, competing retail areas are located close to major regional arterial and highway connections. As such, retail and employment growth in the area has been slow, the jobs-to-population ratio is relatively small, and retail vacancy rates have been relatively high.
- **Relying on housing and population growth may be a strong approach to encourage mixed use growth.** Pressures on land for development has resulted in greater multifamily development across the County, and capturing local residents as consumers for local businesses may be a stronger approach than attempting to compete with regionally-oriented retail locations.
- **An ongoing challenge will be the auto-oriented nature of the Meridian Corridor.** Given local demand and the role of Meridian Ave E as a traffic arterial, new commercial development as part of projects will either need to be auto-oriented, or cluster in a way that allows for both pedestrian and auto-oriented access. This will be challenging, given the fragmentation of ownership in the corridor.
- **Another challenge will be the early development of “low hanging fruit” in developable lands in the TC and MUR areas.** The high rate of residential growth due to the large multifamily projects in Edgewood over the past few years have taken advantage of relatively vacant lands in the Town Center. As this land is taken up with new development, future projects will face higher land costs to access redevelopable lands.

Recommendations from this report include the following:

- **From the information described in this report, we recommend that the interim zoning ordinance be lifted, with no need for immediate changes to address the lack of commercial space in new multifamily residential projects.** This new residential development in the Town Center has not exceeded capacity for housing growth in this area, and adding more residents may promote economic development goals.

- **Overall, the City should promote a long-term planning perspective that involves short-term residential development and multimodal improvements.** As noted with the recommendations about the interim development ordinance, more intensive residential development along the Meridian Ave E corridor can help to support greater local demand for these services into the future. This can also be promoted with a walkable/accessible urban environment (e.g., sidewalks, parallel streets, accommodations for bicycles, etc.) in the TC and MUR areas according to existing plans.
- **Flexibility with zoning can help to promote local economic growth and encourage creative forms of development.** This can include increased flexibility for existing commercial uses, the development of a “craft production” designation in the Code, creating regulations for live/work spaces, excluding self-storage facilities from key commercial and residential areas, and streamlining zoning requirements.
- **Providing for joint long-term planning with the City of Milton can help to support commercial development along the Meridian Corridor.** One challenge with ongoing planning for the Meridian Ave E corridor has been the split in jurisdiction between the Cities of Edgewood and Milton. Collaborating with Milton on ongoing efforts to build the overall corridor as a distinct destination and coordinating land use planning and branding for the area could help to support sustainable long-term growth for both cities.
- **Encouraging long-term transit improvements that serve the Town Center can help to build the role of the Town Center as a major center.** Providing for more intensive and walkable residential development along Meridian Ave E and encouraging sustainable transportation solutions may require additional transit capacity, with stops linked to future development projects in the Town Center zone. This should involve consultations with Pierce Transit to Route 501 (Milton-Federal Way) and 402 (Meridian) to increase capacity, and integration of current and planned transit stops with plans for new development. This can also encourage more development to be allocated to the Meridian Corridor.
- **Ongoing coordination by the City can help to promote development and uses that fulfill the vision for the Town Center and Mixed Use Residential districts.** The City has had an ongoing role in providing information for landowners and businesses in the area, in part through the City’s Economic Development Advisory Board. These efforts should continue, especially with respect to coordination between landowners interested in long-term development opportunities in the area. Ongoing efforts can also incorporate marketing and branding of the Edgewood Town Center as a destination as this area continues to develop.

Contents

Executive Summary	i
Introduction	1
Overview	1
Report Outline	2
Review of Previous Work	5
Overview	5
Major Findings from Previous Work	8
Population and Employment Growth Forecasts	8
Retail Commercial Development	9
Urban Design and Development Standards	10
Review of Previously Proposed Actions	14
Conclusions	16
Community Profile	19
Overview	19
Edgewood Population and Housing	24
Population	24
Housing	30
Growth Projections	32
Employment	33
Employment by Sector	33
Growth forecasts	39
Employment-to-population ratio	41
Commuting patterns	42
Economic Activity	45
Market area and spending patterns	45
Taxable retail sales	50
Development	53
Market characteristics	53
Development activity	54
Conclusions	65

Study Area	67
Overview	67
Current Land Use Concepts	69
Town Center (TC)	69
Mixed Use Residential (MUR)	70
Existing Conditions	71
Overview	71
Existing development and new projects	71
Future development potential	75
Development Regulations Review	77
Overview	77
General management of land uses	78
Setback requirements for multifamily residential projects	80
FAR bonusing	81
Self-storage facilities	82
Craft production uses	83
Live-work units	84
Town Center Branding	86
What is Branding?	86
Example: Leavenworth, WA	87
Recommendations	88
Stakeholder Interviews	89
Analysis of Land Development	90
Current land available	90
Pro forma analysis	92
Conclusions	94
Recommendations for Action	95
Overview of Findings	95
Recommendations	96
Interim Zoning Ordinance	96
Recommendations for TC/MUR zones	97
Additional Strategies	98

Introduction

Overview

The City of Edgewood is a community of 11,390 residents as of April 2019, and located in Pierce County, Washington. Incorporated in 1996, the City has increased significantly in size over the past two decades, with much of this growth occurring within the past few years. Since 2016, the City's population has increased by about 5.4% per year on average, with almost 1,800 new residents coming into the community over the past three years.

There are concerns in the community about the effects of this rapid growth. These issues range from the impacts on infrastructure and roadways to the changes in the scale and extent of development found in the city. One major concern as of late, however, is with how ongoing development has not included retail and service businesses, especially in areas identified for mixed-use. Commercial development since 2016 has been limited in commercial areas with only a coffee shop (Starbucks), a fast food restaurant (Taco Time), and a self-storage facility developed recently.

This situation with commercial development is a concern for the City. If multifamily development "crowds out" local commercial growth, potential retail and service offerings would be reduced, serving as an obstacle for the Edgewood Town Center to support a "complete community" that provides for local needs. In addition to reducing the potential capture of economic activity, jobs, and local sales tax revenue, this would also impact long-term efforts to develop the Town Center as a major draw and a cluster for new activity.

Considering these issues, Edgewood adopted an interim zoning ordinance in April 2019 to temporarily pause development in the City's Town Center (TC), Commercial (C), Mixed Use Residential (MUR), and Business Park (BP) zones to discuss the vision for future growth and residential development in Edgewood. The ordinance was modified in July 2019 to limit the

scope of this ordinance to the MUR zone on the east side of Meridian Ave and a portion of the TC zoning district located on the east side of Meridian Ave south of 22nd St E. These areas can be seen in a map of the study area, found in Exhibit 1.

To guide future action on the area currently covered under the ordinance, the City is working to review the following:

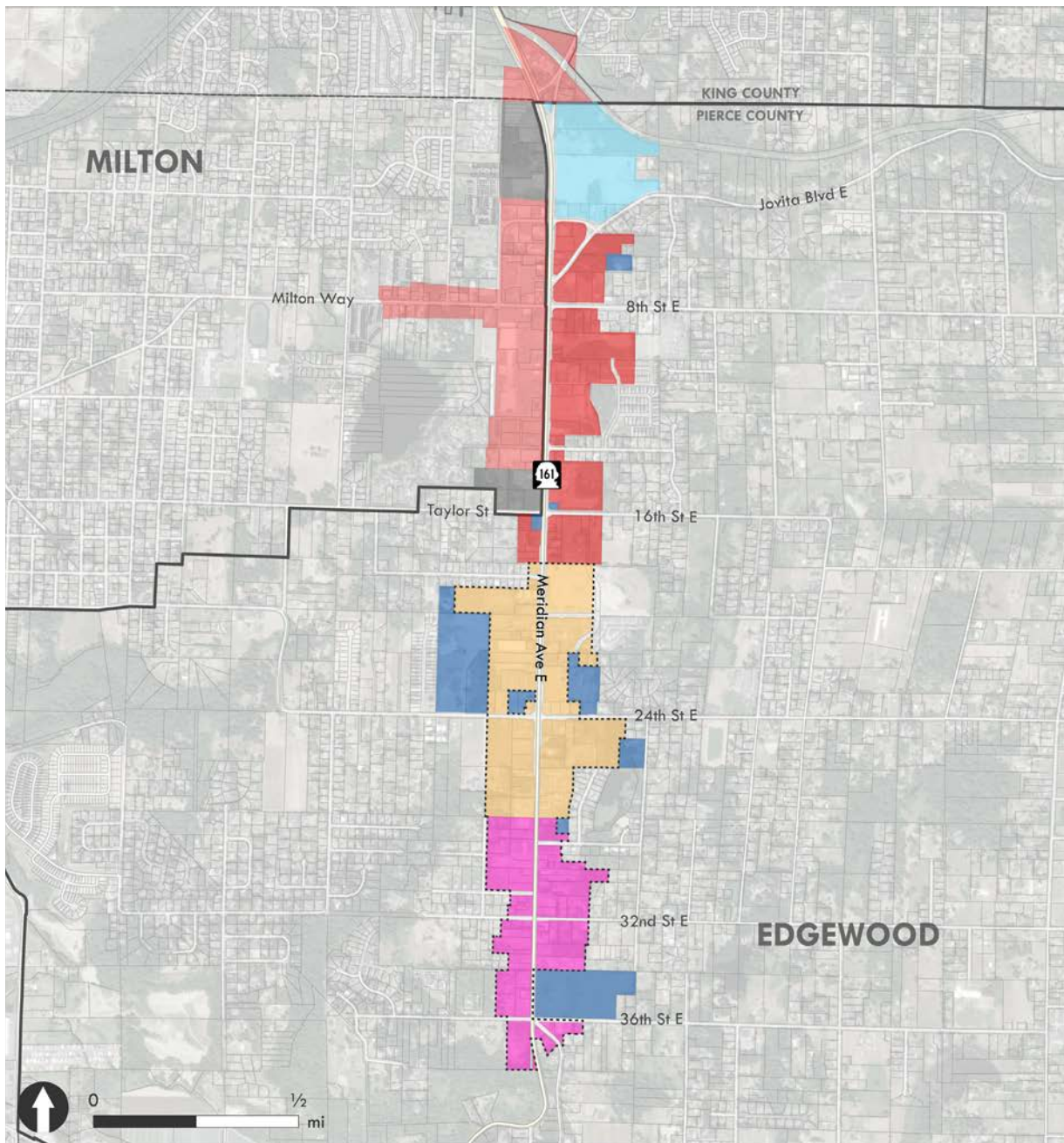
- the viability of commercial uses in the area
- the appropriateness of mixed-use projects to meet ongoing commercial needs
- the need for additional changes to address other obstacles to new commercial development

There have been several studies examining the viability and expected amount of commercial development in Edgewood since incorporation. However, there is a need to compile and update these previous conclusions, and provide clear recommendations to guide the City in changes to the TC and MUR districts to support expected growth.

Report Outline

This report is intended to provide an evaluation of the current market conditions in the City of Edgewood, and a series of recommendations to balance local needs for retail/service commercial space with the desire to develop a mixed-use center in downtown Edgewood. This work is divided into four chapters:

- **Review of previous work.** An initial review of previous studies is outlined, which summarizes previous work and identifies major considerations for this study.
- **Community profile.** An analysis of Edgewood is provided which assesses local and regional economic characteristics to evaluate the current economic context of the City, potential demand, and likely future development.
- **Study area.** A specific assessment is also detailed for the study area itself, with an evaluation of the current conditions and likely locations for additional redevelopment.
- **Recommendations for action.** In this section, we provide an overview of the findings of the report, as well as a discussion of potential strategies for future action. In particular, we provide recommendations with respect to the April 2019 interim zoning ordinance and possible changes to the zoning code to consider the initial obstacles identified by Council.

Exhibit 1 Project Study Area and E Meridian Ave Corridor**LEGEND**

- City of Edgewood
- County boundary
- City boundary
- Parcels
- Study Area

Zoning (Edgewood)

- Commercial (C)
- Mixed Use Residential (MUR)
- Town Center (TC)
- Business Park (BP)
- Public (P)

Zoning (Milton)

- Business District (B)
- Light Manufacturing District (M-1)



Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; BERK, 2020.

INTENTIONALLY BLANK

Review of Previous Work

Overview

For Edgewood, there has been an effort to promote the Town Center and the corridor along Meridian Avenue as a nexus for the community since incorporation. This began with early workshops and studies in 1999 with the public and elected officials. The 2002 Comprehensive Plan and the 2004 Town Center and Meridian Avenue Corridor Master Plans identify this area as being at the heart of the City and a future walkable mixed-use center. This policy has been continued over time, with several studies focusing on the area as a center for more intensive, community-oriented development.

This section provides context for the analysis and recommendations in this report by describing previous reports and plans that have impacted this corridor overall and the Town Center and Mixed Use Residential districts in particular. In this review, we summarize these sources, highlight major findings from each report, and detail the actions previously recommended to the City for action.

Review of Previous Work: Summary of Findings

Major findings from previous studies described in this section include the following:

- **There are limitations to local capacity for economic development.** Edgewood will be resource-constrained with respect to economic development into the future. Any strategies for the Town Center will need to consider this limitation, especially in cases where up-front costs are high or the returns are long-term or not well-defined.
- **New growth will be provided through private development.** New development in the Town Center and Mixed Use Residential areas will continue to be led by private developers, and will likely focus more on multi-family residential development where greater returns are possible.
- **Fragmented mixed-use development will challenge goals for a pedestrian-oriented area.** Focusing policies on smaller mixed-use projects with fragmented ownership will be a challenge to developing a consistent mixed-use node for retail or office commercial. Without coordination, commercial spaces will need to attract auto-oriented uses, which will be difficult to adapt to a mixed-use center.
- **Short-term residential growth will be critical to build a customer base for a future mixed-use center.** Overall, short-term development of multi-family residential can help to build a local customer base and support the future development of neighborhood-oriented retail.

Available Sources

A table of the materials reviewed for this assessment are provided in Exhibit 2. These documents include a range of different sources:

- **Regional planning documents.** One main source of guidance for local planning in Edgewood are high-level policy documents from higher levels of government. Regional planning policies have been provided as part of the VISION 2040 plan and the recently updated Draft VISION 2050 plan, published by the PSRC. Pierce County also provides high-level planning guidance through Countywide Planning Policies and 2014 Buildable Lands Report.
- **City plans and policies.** Statutory plans and policies in Edgewood have influenced the management of the Town Center and Meridian Corridor. The Edgewood Comprehensive Plan has highlighted the role of these areas in the community, in both the 2002 and 2015 versions. The 2004 Town Center and Meridian Master Plans have also provided guidance for growth in these areas, and included development concepts and supporting policies for these areas.

Exhibit 2 Previous Plans and Studies Reviewed

DOCUMENT	YEAR	AUTHOR
Edgewood Comprehensive Plan	2002	City of Edgewood
Economic Development Consulting Services	2003	BERK, Ravenhurst Development
Market Analysis for Meridian Corridor	2003	Ravenhurst Development
Town Center and Meridian Master Plans	2004	Kasprisin Pettinari Design
16th and Meridian Development Plan	2006	Skilling Connolly, MAKERS, et al
Town Center Design Guidelines & Standards	2006	MAKERS
VISION 2040 Regional Growth Strategy	2009	PSRC
Corridor Development Memo	2010	CREA Affiliates
Town Center Conceptual Design Open House	2010	Huitt-Zollars
Economic Dev Ad Hoc Committee Final report	2012	City of Edgewood
Economic Assessment and Preliminary Strategies	2014	Community Attributes, Inc.
Pierce County Buildable Lands Report	2014	Pierce County
Pierce County Countywide Planning Policies	2014	Pierce County
Edgewood Comprehensive Plan	2015	City of Edgewood
Retail Demand Assessment	2016	Community Attributes, Inc.
Retail Leakage and Surplus Analysis	2018	Buxton
Draft VISION 2050 Regional Growth Strategy	2019	PSRC

- **Previous economic and market studies.** There have been several studies conducted on economic and real estate market conditions in the study area, with the most recent comprehensive analysis conducted in 2016, and a retail leakage analysis conducted in 2018. These have provided ongoing guidance about how the current market context will likely impact the achievement of the Town Center concept over time.
- **Other supporting documents.** As part of this assessment, we also reviewed other materials related to the development of plans and policies related to the Town Center. This included the 2012 report of the Economic Development Ad-hoc Committee to Council, as well as summaries from public engagement sessions over time.

Overall, these sources provide a basis for examining how the Town Center and Meridian Corridor have been considered by the City over time. This includes both the policies that have been promoted for this area, as well as the market conditions that have been evaluated at different points to guide these policies.

Major Findings from Previous Work

The information available from previous plans and studies highlights several key features of the overall context for development and the Town Center and Meridian Corridor in particular. These include:

- Prior growth forecasts for population and employment
- The retail commercial development context and opportunities for growth
- Urban design and development standards in the Town Center and Mixed Use Residential areas

Population and Employment Growth Forecasts

Several of the available reports include expected growth with respect to both residents and workers within Edgewood:

- **PSRC VISION 2040 Regional Growth Strategy.** Edgewood and other Pierce County cities combined under the “Small Cities” category under VISION 2040 were expected to absorb 52,000 new residents and 30,000 jobs between 2000-2040, amounting to about 13% of the County’s population growth target and 14% of the employment target for this period. Estimates from the 2014 Land Use Vision growth projections indicate a population growth rate of about 1.5% per year to 2040, and an average employment growth rate of 1.3% per year.
- **2014 Pierce County Buildable Lands Report.** The County’s last Buildable Lands Report indicated that the total employment target for 2030 was 3,094 jobs in the community, representing an increase in 1,742 jobs between 2010 and 2030, representing an average growth rate of 4.2% per year. With respect to population, the estimated target for Edgewood is 13,700, representing an increase of 1.9% per year on average.
- **2015 Edgewood Comprehensive Plan.** The Comprehensive Plan indicates that there has been little to no population growth from 2008–2013. Note that the Plan uses the 2014 Buildable Lands Report targets as growth targets for 2035.
- **Draft PSRC VISION 2050 Regional Growth Strategy.** Under the draft VISION 2050 Regional Growth Strategy, Edgewood is classified as being in the “Cities and Towns” geography, which are “cities and towns with local transit access or without fixed-route transit”. Under this classification, these communities are assumed to draw about 7% of the total growth in population and 6% of the total growth in employment in Pierce County, or an additional 25,000 residents and 13,000 jobs between 2017 and 2050. Over all communities, this generally represents an average growth rate of about 0.9% per year for population and 1.3% for employment for the entire study period.

These policy documents indicate that there has been a general shift in regional and County growth strategies over time. More recent policies have shifted growth towards communities serviced by regional high-capacity transit systems. Given the location of Edgewood as outside of major transit corridors, this means that overall Edgewood may be receiving less population and employment growth into the future.

Retail Commercial Development

Since 2003, multiple studies have examined the Town Center and Meridian Corridor for its potential for economic development.

- **2003 Market Analysis for the Edgewood Commercial Corridor.** In this early study, the market characteristics for the area are defined to evaluate the potential for commercial development. This highlights that at the time there had been little leasing activity or development in the recent past, and some vacancies existed. Large-scale commercial development was indicated to be unlikely given a lack of demand, although over the long term the construction of a sewer system, long-term residential growth, and the development of a Civic Center were seen as potential boosts to commercial growth.
- **2014 Economic Assessment and Preliminary Strategies.** This report highlights that over the short-term, auto-oriented retail is likely to be feasible but more walkable retail formats are challenged by a lack of supporting infrastructure and pedestrian traffic. However, retail uses are seen as more feasible than office commercial space, given the support available in surrounding areas.
- **2016 Retail Demand Assessment.** The 2016 analysis of the retail market area suggests that given local population projections and associated retail demand, income and spending patterns suggested that an additional 25–30,000 sf of space could be developed. Additional retail growth would require an increase in the capture of customers from the capture area, likely within a 10-minute drive of Edgewood. An increase of 100,000 sf of retail, for example would require the trade capture to increase from 8.3% to 11.2%.
- **2018 Buxton Retail Leakage and Surplus Analysis.** Overall, this 2018 dataset indicates a significant amount of leakage across sectors for Edgewood, suggesting that residents shop largely in other locations for their regular household needs. The report estimates that given a purchasing power of over \$236 million among Edgewood residents in 2018, just under 20% of this retail demand captured locally. Subsector breakouts highlight opportunity areas for future retailers to consider, such as apparel, home furnishings, and specialty food stores.

These studies reflect slightly different messages about the commercial market context and its potential for growth. However, the overall potential for retail growth has been limited over time. Although the 2003 study indicated that new sewer infrastructure could support additional retail growth, the limiting factor appears to be primarily with sources of competition: available space in local shopping centers in Milton, and the regional draw of retail centers in surrounding communities.

The 2014 study also points out that a key short-term challenge with development of retail, especially in the Town Center, is the competitiveness of auto-oriented versus pedestrian-oriented retail given the current built environment. Retail businesses, including restaurant/café uses, will likely be more willing to locate in the area over the long-term as the walkability of the area improves and a greater number of local residents are able to take advantage of this access.

Urban Design and Development Standards

The development of the conceptual design for the Town Center and the Meridian Corridor has been a focus of planning in Edgewood over time. The 2004 Town Center and Meridian Corridor Master Plans outline a strategy for small scale, mixed-use development with an integration of privately-owned public space along the corridor. Exhibit 3 highlights the conceptual design for the Town Center included in this Plan. Corresponding design guidelines published in 2006 also prioritize streetscape improvements for an enhanced pedestrian experience to attract Town Center visitors. These design and planning concepts have been incorporated into the Edgewood Comprehensive Plan.

Major elements of the Master Plans and design guidelines have included the following:

- **Focus on mixed-use development.** Mixed-use development is a primary focus for the Plan, as it works to achieve the goal of a pedestrian-oriented community center. The Master Plan for the Town Center, for example, includes a significant amount of commercial space, not only in standalone buildings but also as part of mixed-use projects.
- **Development of the City Hall/Civic Site.** The City Hall site includes space which has been identified for a future signature park and community gathering space that celebrates Edgewood's unique pastoral character. This space would link with the open space network overall and would serve a catalytic project that would increase local amenities for residents and visitors. It may also include mixed-use development incorporating live-work or retail space that would be a benefit to the community.
- **Parallel street network.** The Comprehensive Plan includes a Preferred Alternative Road Network that includes provisions for planned collector streets parallel to the Meridian

Exhibit 3 Conceptual Uses, Edgewood Town Center and Meridian Highway Corridor Master Plan

Source: City of Edgewood, 2004.

corridor. These streets would provide local access to locations along the corridor and encourage smaller blocks that would allow for more accessible urban forms. This would also provide accommodations for better pedestrian and bike access to and within the Town Center and Meridian Corridor overall.

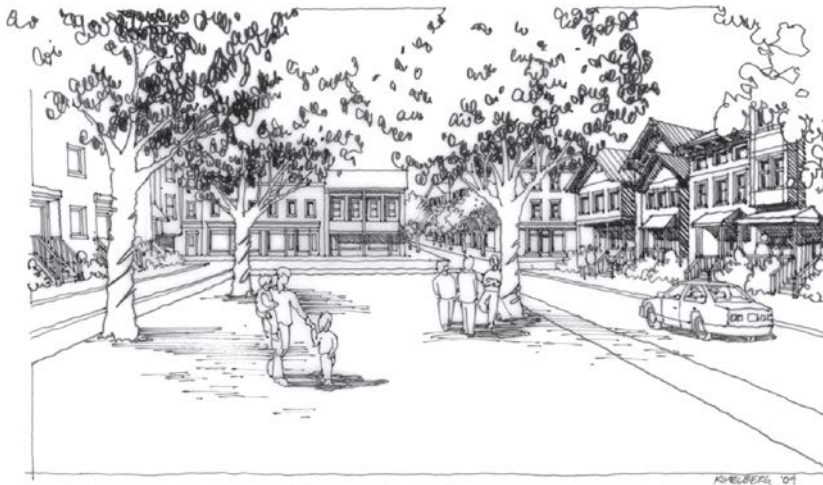
- **Creation of a linked open space network.** The Town Center concept includes ideas for the Edgewood Meadows network, a continuous open space network passing through the Town Center that would also link to a broader network across the entire Meridian Corridor. This system is not explicitly incorporated into the 2015 Comprehensive Plan, but the Plan does include provisions for accepting park land from developers. The 2015 PROS Plan also encourages linkages between green spaces in the City via bike and pedestrian routes.
- **Strong architectural standards.** The architectural standards included in these documents have focused on building elements and form related to Northwest rural and small-town character. These standards highlight the benefits of a mix of uses, building orientation to

the street and common open areas, high-quality materials and building details, and other design treatments. Exhibit 4 provides a rendering from the Town Center Master Plan, that indicates the desired form and design of development under this concept.

A 2010 review of zoning regulations and design standards coordinated a series of meetings with landowners and developers, in part about these concepts and how they related to challenges with new projects. Feedback relevant to the planning for the corridor included the following:

- **Desire for higher density.** Support for increasing residential density in the downtown, including higher development formats and no maximum densities. This could incorporate a range of housing formats, including housing oriented to seniors.
- **Flexibility with the parallel road network.** Flexibility was desired for the development of the parallel road network to allow it to be integrated with site designs. In this case, there may also be a role for the City to develop this network on designated public easements before development occurs to allow for the full alignment to be developed by the City before projects are completed. Integration of access with the surrounding community and buffering from Meridian Ave E will be critical to success, however.
- **Flexibility with uses.** There was also an expressed desire to explore a form-based code to allow more flexibility with the regulation of uses.
- **Need for a private open space strategy.** A clear strategy was needed for open space and public plazas dedicated by landowners/developers to ensure an integrated system.
- **Challenges with fragmentation of ownership.** The fragmentation of ownership along the Meridian Corridor complicates a coordinated approach to development. This could be promoted through land assembly or additional neighborhood planning.
- **Difficulties with retail capture.** Overall, the prospect for retail capture along the corridor is challenging. The retail and services outlined in the Town Center Plan are oriented to a walkable environment, which is not likely to be found along Meridian Ave E. These types of businesses should be clustered together in a critical mass to allow for a designation to be developed. They should also provide some considerations for highway access, however, as very little retail demand will be generated from local residents alone.

Overall, these sources highlight a distinct tension between the concept for the Town Center and the development realities as expressed during the last recession. Although high design standards and a need for a walkable environment is critical, there are challenges in developing a consistent concept among the developers in this area that reflects market realities.

Exhibit 4 Architectural Concepts, Edgewood Town Center Master Plan

Building Character with Architecture: An example of buildings, open space, street circulation and design arranged in a compatible composition to create a desired human scale and community design character.



Building Character with Architecture: Commercial buildings grouped around a public plaza off Meridian Ave E. are moderate in scale and are designed to support pedestrian activity.



Building Character with Architecture: Medium-density housing in the form of townhouses presents a friendly, human-scale street front along a residential street.

Source: City of Edgewood, 2004.

There is also a division between design concepts and market realities for the Town Center in previous work. Although the intent of the City is to create a mixed-use center, the auto-oriented nature of the Meridian Corridor complicates attracting passing traffic to pedestrian-oriented businesses, and favors auto-oriented uses. A larger cluster of community-oriented retail and services could allow auto drivers to stop and walk around, and local pedestrians and cyclists to access these businesses as well, but this would likely require a larger cluster of commercial uses that would not currently be supported in the market. Fragmentation of ownership and concerns about the short-term viability of building portions of this node at a time would also complicate the development of mixed-use projects in this area.

Review of Previously Proposed Actions

The City of Edgewood has devoted its efforts to supporting economic development in the community, which includes encouraging growth within the Town Center and Mixed Use Residential districts. Exhibit 5 includes a high-level description of the recommended actions proposed as part of the documents reviewed, and the year of the report in which these recommendations were made.

Generally, the recommendations made as part of previous reports have included the following:

- **Distribute information about Edgewood.** One typical focus of the proposed strategies has been with creating information sources about Edgewood to provide interested parties (both developers and businesses). Of the strategies proposed, these efforts have appeared to be the most pursued by the City, given that these take relatively few resources and provide ongoing support for other economic development activities.
- **Coordinate general business attraction activities.** A second strategy has involved regular attraction strategies to draw new businesses and development into Edgewood. The 2012 Economic Development Ad-hoc Committee Report highlighted that these efforts could be supported by a full-time staff member with the City but also recognized that available resources would be limited for this position. Without dedicated staff, current City staff have pursued these efforts as part of their own work.
- **Create a distinct brand for the City and Town Center.** One specific concept related to marketing Edgewood has been the development of a branding strategy for the city as a whole or the Town Center in particular. These campaigns are not without notable risk, but they can provide a strong focus for other marketing and development strategies.
- **Develop plans and policies to support desired development.** Almost immediately after incorporation, Edgewood has identified the Town Center and Meridian Corridor as the economic center of the community. As such, the City has worked almost from the beginning to develop a series of plans for the area, and has incorporated this work into the City's Comprehensive Plan. Additionally, there have also been ongoing efforts to adjust zoning regulations and provide for development standards that help to achieve the vision for the area.
- **Coordinate a public/private partnership to develop a catalytic mixed-use project in the downtown.** The 2014 Economic Assessment and Preliminary Strategies Report as well as the 2015 Comprehensive Plan have indicated that leveraging City-owned properties along Meridian Ave E would be one approach to spur new development in the Town Center. This could also be combined with partnerships to encourage different types of catalytic projects, such as co-working spaces.

Exhibit 5 Proposed Actions and Outcomes from Previous Studies

PROPOSED ACTION	YEAR	RESPONSE
Revisit development standards, particularly for size restrictions	2003	Created a Master Plan for the development of the Town Center and Meridian Corridor
Prepare marketing brochure and distribute to a prepared list of developers.	2004, 2012, 2014	Developed a Town Center marketing brochure and related marketing/promotional materials
Adopt a Planned District Overlay for the SW quadrant of the Town Center	2004	(not completed)
Attract anchor tenant(s) to spark a retail cluster, e.g., library, drug store, medical office, multifamily.	2006, 2010, 2012	Worked to attract a Pierce County Library branch; regular business recruitment activities conducted by staff
Lower impact fees and streamline permitting processes to be more competitive with surrounding jurisdictions	2010	Internal permitting processes have been streamlined to reduce costs and improve permitting times
Encourage the development of a new Subarea Plan for part or all of the Meridian Corridor	2010	(not completed)
Hire a full-time City economic development staff member	2012	(not completed)
Construct a community reader board at City Hall	2012	Economic development information available on City website and at City Hall
Create city webpage with business information	2012	City webpage with business information developed
Analyze potential use of public lands to spur economic development	2014, 2015	Preparing a site plan for City Hall property as a public/private partnership
Revisit zoning standards for Town Center and for retail businesses specifically	2014, 2016	Comprehensive Plan updated to reflect development priorities in the Town Center

Progress on these strategies has been limited by available resources, but the City has taken distinct and intentional steps to work within these constraints with efforts to encourage new development that would boost the local economic base. Note that the later sections of this report will examine how these efforts could be refocused and refined to help achieve the overall concepts and goals for the Town Center and Mixed Use Residential areas.

Conclusions

As detailed by the final report of the City of Edgewood's Economic Development Ad Hoc Committee in 2012:

“Edgewood is trying to bootstrap its economic engines on a shoestring budget. The goal is to encourage, invite and promote businesses to the City, particularly along the LID corridor. It needs to take advantage of every opportunity it can find to achieve that goal. Those ideas that require little or no resources in time and money should be top candidates for implementation to reach our goal.”

This statement reflects many of the lessons and limitations discussed in previous studies, as described in this section:

- **Edgewood is resource-constrained with respect to potential economic development activities.** The primary obstacle to more aggressive economic development strategies in Edgewood will continue to be with limited resources. Although building the economic and sales tax base of the city is important, available resources will challenge significant investments by local government, especially in cases where immediate returns are unclear.
- **As such, the vision for the Town Center and Mixed Use Residential areas will be achieved largely through private development.** There are some opportunities for the City of Edgewood to be involved with development in key locations, such as in the area around the City Hall campus. However, given the constraints in available resources, development is largely envisioned to be managed by the private sector, with some supporting public investment, particularly in sewer, streets, and parks.
- **New commercial development has been projected to be small-scale, proceeding intermittently over time.** Although previous studies have recognized that new commercial development will likely occur, the scale of the local market, the smaller potential capture area, and the presence of existing retail commercial development in Milton along the Meridian Corridor means that long-term potential for new commercial growth may be somewhat limited, and will likely exhibit as intermittent projects versus continuous development.
- **Smaller projects over fragmented ownership will challenge the development of a pedestrian-oriented mixed-use concept.** Given local demand and the role of Meridian Ave E as a traffic arterial, new commercial development as part of projects will either need to be auto-oriented, or cluster in a way that allows for both pedestrian and auto-oriented access. Given the fragmentation of ownership, it will be difficult for individual projects to develop the “critical mass” alone to create a strong retail node, especially over the short-term.

- **Multi-family development has been assessed as the most feasible use in the study area overall.** Previous reports have indicated that at the time of those reports, multi-family projects were the most feasible option for developers. Although retail and office development projects were likely to be practical over the longer term, especially as the population of the city continues to increase, these projects are less likely to be developed in the short-term.

Overall, the development of single-use multi-family residential projects as opposed to mixed-use or commercial projects in the Town Center and Mixed Use Residential zones is consistent with the findings of previous studies. Although demand for commercial space may increase over time, recent patterns with short-term development appear to be consistent with these previous conclusions that residential development is more feasible. A staged approach may be necessary to promote short-term growth of higher-density residential uses, with planning for long-term development to support commercial and retail uses that can take advantage of a larger local customer base.

INTENTIONALLY BLANK

Community Profile

Overview

The first step to evaluating the role of the Town Center and Mixed Use Center zoning districts in encouraging commercial growth in Edgewood is to examine the City of Edgewood and the broader Meridian Corridor in both a local and regional context. Note that while this corridor is split between the Cities of Edgewood and Milton, it essentially operates as a single retail node for the purposes of the local market.

In this review, we detail the following:

- A high-level review of the **major features** of the surrounding area
- **Population and housing** characteristics of the City of Edgewood, including future projections of growth
- Characteristics of **local employment**, including commuting patterns and the potential for growth
- A summary of **local economic activity**, including the regional market draw and activity related to municipal revenue
- Details about **recent commercial and residential development** in the area, including development located within the Town Center and Mixed Use Residential areas

Community Profile: Summary of Findings

This section highlights considerations for how the City would manage broader issues of economic development that would impact the Town Center and Mixed Use Residential areas into the future. Major findings include the following:

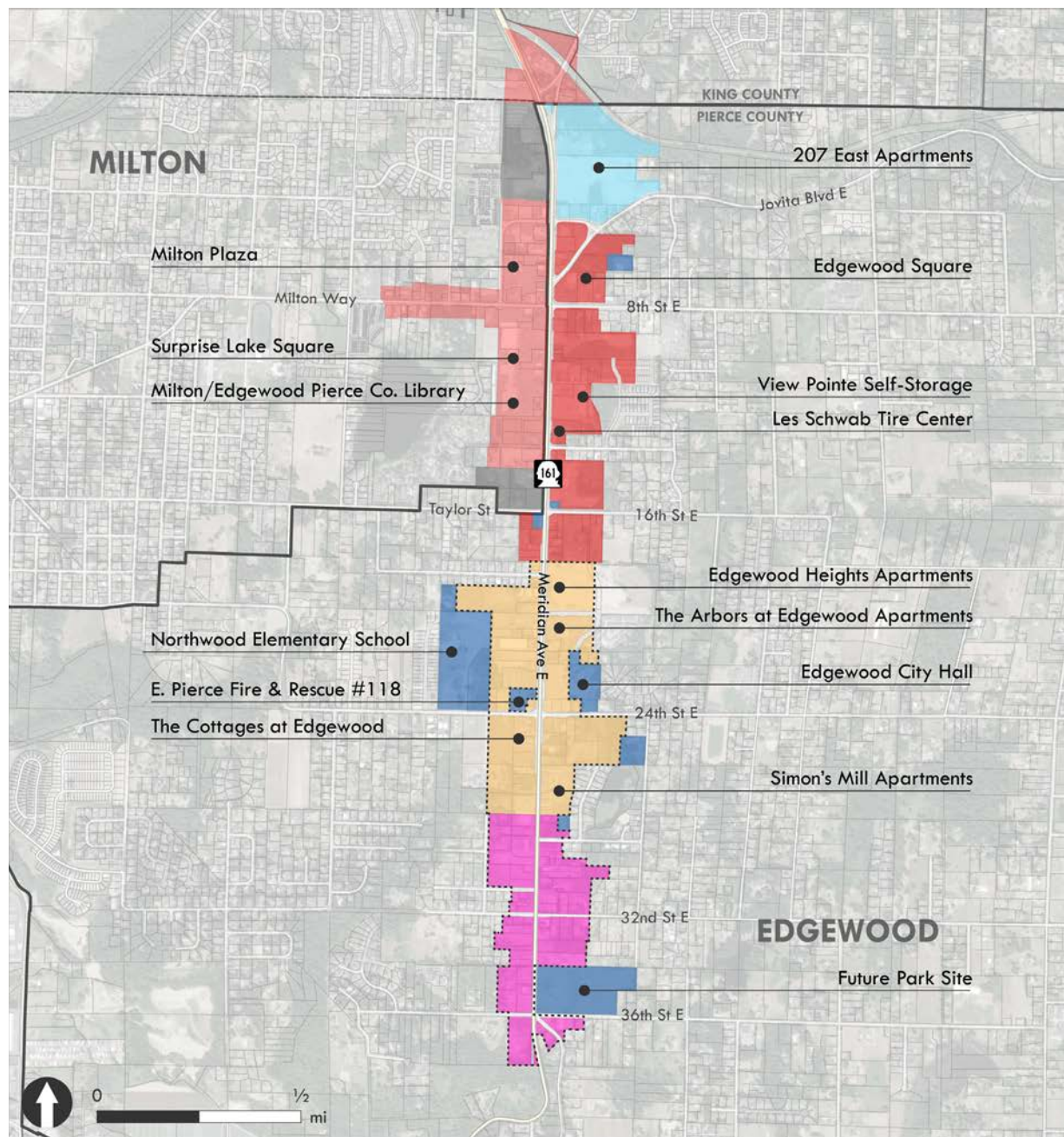
- **Previous population targets for Edgewood were low and have been reduced over time.** Previous growth projections suggested that the population of Edgewood would not grow quickly, and targets have been reduced further over time as regional and County planning efforts have focused growth along major transit corridors (such as through VISION 2050). These policies could be changed in the future with more regular transit service in Edgewood to support long-term concepts for the Town Center.
- **New multifamily projects have resulted in significant recent growth, however.** The Meridian Corridor overall has experienced significant multi-family residential growth recently, including in the Business Park zoning district in the north section of the corridor. Altogether, this includes about 1,152 units that are new, planned, or under construction, which outpaces growth along the Corridor in Milton. This has also resulted in a notable increase in multifamily units versus single-family housing in the city.
- **Edgewood is primarily a community of commuters.** With respect to local jobs, historic data and recent trends indicate low rates of employment growth for the city and a low employment-to-population ratio when compared to Edgewood's neighbors. Commuting patterns also show that Edgewood residents are employed throughout the region, while workers in the city tend to be drawn from the surrounding area.
- **Growth in retail in Edgewood will be challenged by competing retail centers with regional access.** One major obstacle with developing retail in Edgewood over the long term will be with competing areas with similar offerings. Retail centers in Federal Way, Puyallup, Auburn, and Sumner are accessible by major regional routes, and will have a larger draw for customers. Economic development initiatives encouraging unique regional offerings or shopping and services that cater to residents will likely be more successful.
- **Local commercial development may also be challenged by high area-wide vacancy rates.** Due to local vacancies in office, medical office, and retail, primarily in Milton, it may be difficult to market new commercial space in mixed use developments along the Meridian Corridor in the short term. This excess capacity may accommodate local needs over the next few years, especially with respect to auto-oriented uses.
- **Future planning for development should consider the Meridian Corridor as a whole.** Although this report is focused on solutions for the Town Center and Mixed Use Residential areas, long-term planning of the entire Meridian Corridor will likely be necessary. Vacancies in the shopping centers in Milton could lead to mixed-use and multifamily redevelopment opportunities, and the 207 East Apartments multifamily development project could be connected to other amenities along the corridor.

Major Features

Exhibit 6 provides a high-level view of the zoning and major features of the commercial, industrial, and public lands within the Meridian Ave E corridor. These include the following:

- **Edgewood zoning districts.** Along the Meridian Ave E corridor, Edgewood includes the following five zoning districts:
 - The **Business Park (BP)** zoning district, intended for a wide range of commercial and employment uses, as well as light industrial and apartments.
 - The **Commercial (C)** district, intended for large-format, auto-oriented commercial uses, potentially with a regional scale, as well as uses compatible with commercial development.
 - The **Town Center (TC)** designation, intended for a pedestrian-friendly mixed-use center with retail, residential, services, and seniors housing.
 - The **Mixed Use Residential (MUR)** district, which is intended to include medium-density residential development as well as complementary commercial uses.
 - The **Public (P)** district is also included in this corridor, which accommodates major local and state government and public institutions.
- **Milton zoning districts.** The City of Milton also manages commercial and employment uses within the corridor as part of their “Uptown Special Planning Area”. Policies for the Uptown area have been developed to reinforce its position as a vibrant commercial center, and transition the area towards a mix of uses. Land uses in the Uptown area are currently managed as part of two zoning districts:
 - The **Business District (B)** is intended for business uses that serve the community and the region through the development of integrated commercial centers.
 - The **Light Manufacturing District (M-1)** provides for heavy commercial and light industrial uses within the corridor.
- **Recent multifamily development projects.** Along the Meridian Corridor, there are four large apartment projects comprising over 1,100 total multifamily housing units that have been proposed or developed, or are under construction. Although they include on-site amenities, they do not have commercial space aside from property management offices. These projects include:
 - **207 East Apartments** (292 units) is a low-rise development currently under construction in the BP zoning district. Of the 292 units in this project, 114 units are 1-bedroom, with 156 2-bedroom and 22 3-bedroom units.
 - **Edgewood Heights** (452 units) is a two-phase low-rise apartment development in the Town Center zoning district, owned by Falk Development Inc. The first phase was completed in 2019, and includes 220 apartment units (44 1-bedroom, 140

Exhibit 6 Project Study Area and E Meridian Ave Corridor, Zoning and Major Features



Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; BERK, 2020.

2-bedroom, and 36 3-bedroom units). The proposed phase 2 would include an additional 232 units.

- **The Arbors at Edgewood** (254 units) a complex of three-story garden apartments in the Town Center area adjacent to Edgewood City Hall which was completed in 2016. It includes 78 1-bedroom, 132 2-bedroom, and 44 3-bedroom units.
- **Simon's Mill Apartments** (154 units) is a complex of garden apartments built in 2016 by Rush Properties, Inc. in the southwestern portion of the Town Center area. It includes 4 studio, 75 1-bedroom, 63 2-bedroom, and 12 3-bedroom units.
- **Senior living community.** The Cottages at Edgewood is a senior memory care facility that opened in 2015. This facility includes three self-contained 4,700 sf cabins with a capacity of about 60 residents and round-the-clock staff.
- **Shopping centers.** The City of Milton includes two shopping centers within their Business District. This includes:
 - **Surprise Lake Square**, a 204,000 sf community shopping center anchored by a 55,000 sf Safeway supermarket. From 2009–2018, this center had significant vacancies, peaking at over 43% in 2011. Since 2018, about 29,000 sf of total space in this center has remained vacant.
 - **Milton Plaza**, an 89,000 sf neighborhood shopping center, previously anchored by a 53,880 sf Albertsons's which closed in 2017. As of 2020, about 30,000 sf of retail space in this complex is vacant.
- **Auto-oriented commercial development.** Within Edgewood, there have historically been smaller auto-oriented uses developed along the Meridian Corridor. Since 2010, commercial development in this corridor in Edgewood has included:
 - A 9,856 sf Les Schwab Tire automotive center, built in 2012
 - A 2,329 sf Jackson's Food Stores mini-mart, built in 2012
 - A 240 sf espresso stand, built in 2013
 - A 3,064 sf Taco Time fast food restaurant, built in 2016
 - A 1,758 sf Starbucks café, built in 2016
 - View Pointe Self-Storage, a 92,000 sf self-storage facility built in 2016
- **Government, public, and community uses.** In this area, there are several government and public uses that anchor the community. These include:
 - Edgewood City Hall, constructed in 2010
 - Northwood Elementary School
 - East Pierce Fire and Rescue Station No. 118
 - The Milton/Edgewood branch of the Pierce County Library System, located in Surprise Lake Square

- A site proposed for a future 18-acre park, located at the corner of 36th St E and Meridian Ave E
- The North Hill Adventist Church, a 4,700 sf building constructed in 2010

Edgewood Population and Housing

A summary table of key housing and population statistics for the city of Edgewood is included in **Exhibit 7**. Comparable statistics are provided for Pierce County for reference.

Population

As of April 2019, the population of Edgewood was 11,390 residents. Although the city experienced nominal growth for about 15 years after its incorporation in 1999, recent development has promoted relatively rapid growth, especially in a regional context. The following exhibits provide an understanding of this based on comparisons with its neighbors:

- **Exhibit 8** provides the population of the city and peer communities within the area from 2000 to 2019.
- **Exhibit 9** compares average net growth rates for Edgewood and other communities over five-year periods between 2009–2014 and 2014–2019.
- **Exhibit 10** highlights total relative net growth from 2000 for Edgewood and other communities.

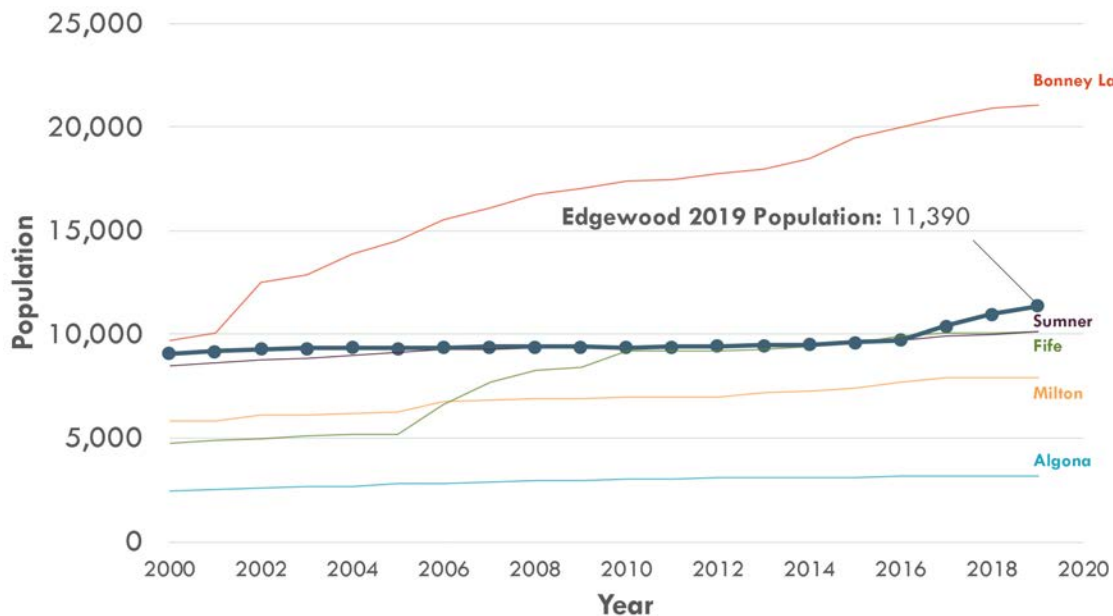
This information highlights several points of interest with respect to previous growth:

- **Edgewood has historically experienced very little population growth.** One major trend with population is that for years after incorporation, Edgewood experienced relatively little growth. From 2000 to 2014, the city increased by a net 436 residents, and overall population increased by about 0.3% per year.
- **Over the past few years, the city's population has increased at a rapid rate.** Since 2014, however, growth has been significant, with a 17% increase in population between 2016 and 2019. In fact, Edgewood added a net 685 residents between 2016 and 2017, representing more growth in one year than from incorporation in 1999 to 2016.
- **While some communities in the area have grown significantly over time, Edgewood's recent growth has been dramatic in comparison.** Some communities in the region have experienced significant growth over time: Bonney Lake has experienced the most intense growth, tripling in population since 2000 through annexation and development. However, the relative growth that Edgewood has experienced has been very high in relation to its neighbors. While Edgewood grew by 17% over the past three years, Bonney Lake and Algona grew by about 5%, and Puyallup and Sumner grew by about 4%.

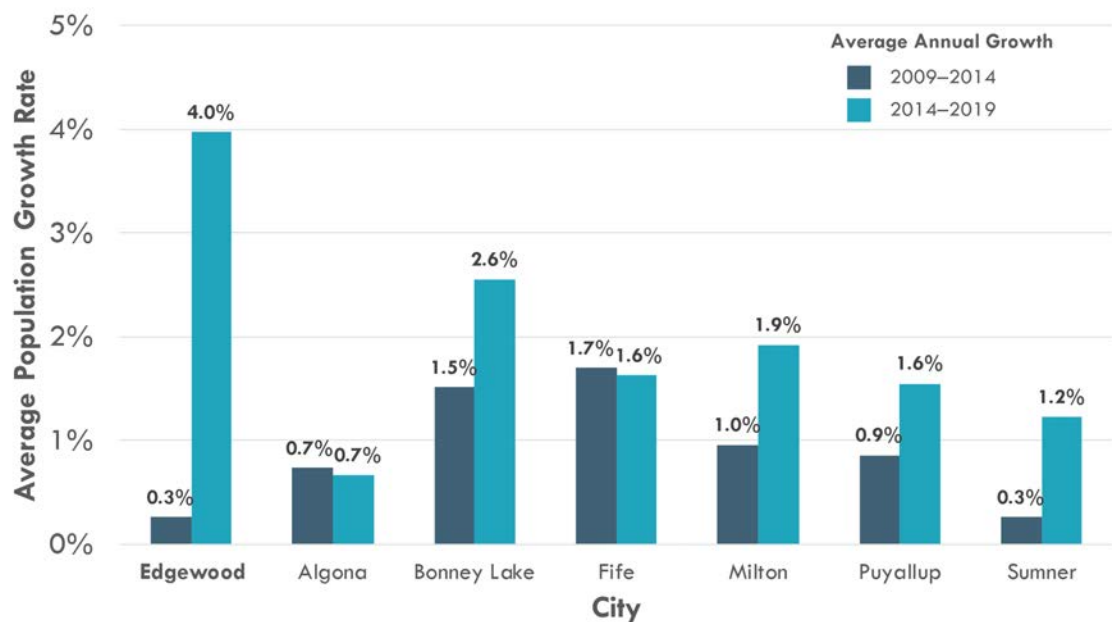
Exhibit 7 Edgewood Population and Housing Characteristics

	Edgewood	Pierce County
Total Population (2019)	11,390	888,300
Persons per household (2014–2018)	2.77	2.65
Persons under 18 years	21.2%	23.5%
Persons 65 years or over	16.9%	13.8%
Median household income	\$97,984	\$67,868
% of persons in poverty	4.6%	8.7%
% of persons with bachelor's degree or higher	32.3%	26.4%
% foreign-born persons	3.6%	9.8%
Total Housing Units	4,576	353,089
Single-Family Housing	79.7%	67.1%
Multifamily Housing (2+ units)	16.1%	25.3%
Mobile Homes and Other Housing	4.2%	7.6%
Owner-occupied housing, percent (2014–2018)	78.3%	61.7%
Median value of owner-occupied housing (2014–2018)	\$367,400	\$277,000

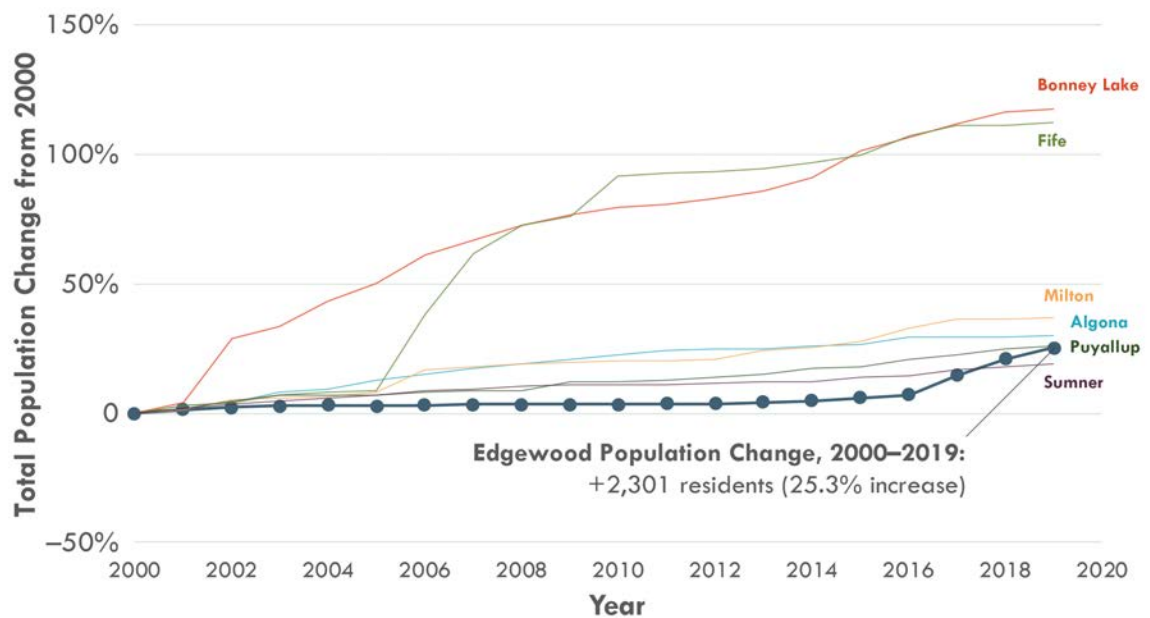
Source: WA Office of Financial Management, 2020; US Census ACS, 2019; BERK, 2020

Exhibit 8 Population Growth by City, 2000–2019

Source: WA Office of Financial Management, 2020; BERK, 2020.

Exhibit 9 Five-Year Average Annual Population Rates by City, 2009–2019


Source: WA Office of Financial Management, 2020; BERK, 2020

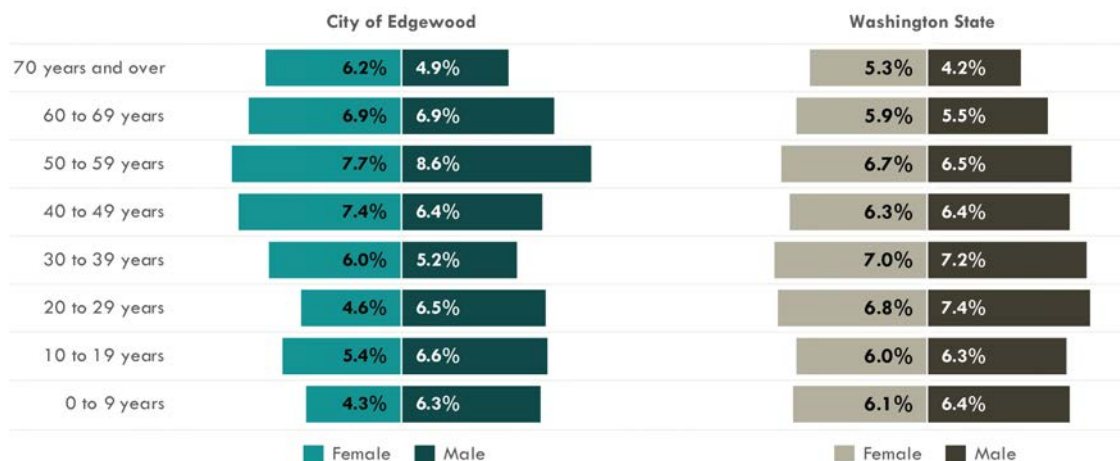
Exhibit 10 Relative Population Growth by City, 2000–2019


Source: WA Office of Financial Management, 2020; BERK, 2020.

Exhibits 11–15 provide breakdowns of population characteristics of Edgewood to present details about what the community is like, and how these characteristics have changed over time. These characteristics include the following:

- **Age.** The distributions of age by cohort for the City of Edgewood and Washington State are provided in **Exhibit 11**. This distribution highlights overall that Edgewood residents skew older, with a smaller relative proportion of children and younger adults under 40.
- **Household income.** **Exhibit 12** provides details about household income distributions in Edgewood and surrounding cities for 2010 and 2018, and **Exhibit 13** presents median income and the change over the 10-year period for these cities. Generally, Edgewood is wealthier than surrounding communities, with a median income of \$97,984 in 2018. Median wealth in Edgewood has grown by 31% from 2010 to 2018, which is more than the County as a whole and the selected neighboring communities, and households earning over \$100,000 now represent almost half of the households in the city.
- **Race.** **Exhibit 14** provides a general breakdown of race for Edgewood and other cities, with detail about the non-white populations in **Exhibit 15**. Overall, Edgewood has the smallest proportion of people of color among the surrounding communities examined, but this proportion has been increasing over the past several years.

Exhibit 11 Population Age Distribution, Edgewood, 2018



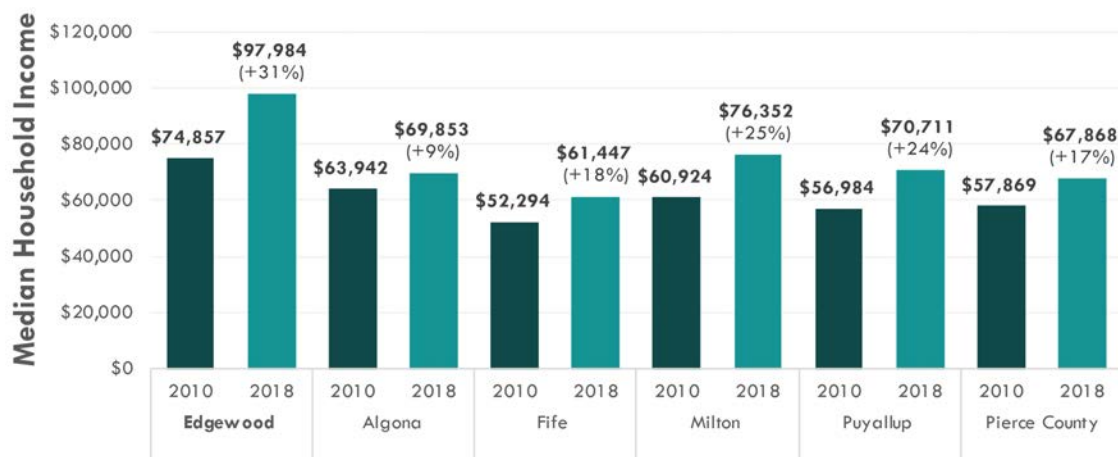
Source: American Community Survey, 2010 & 2018; BERK, 2020.

Exhibit 12 Household Income Distribution by City, 2010 and 2018



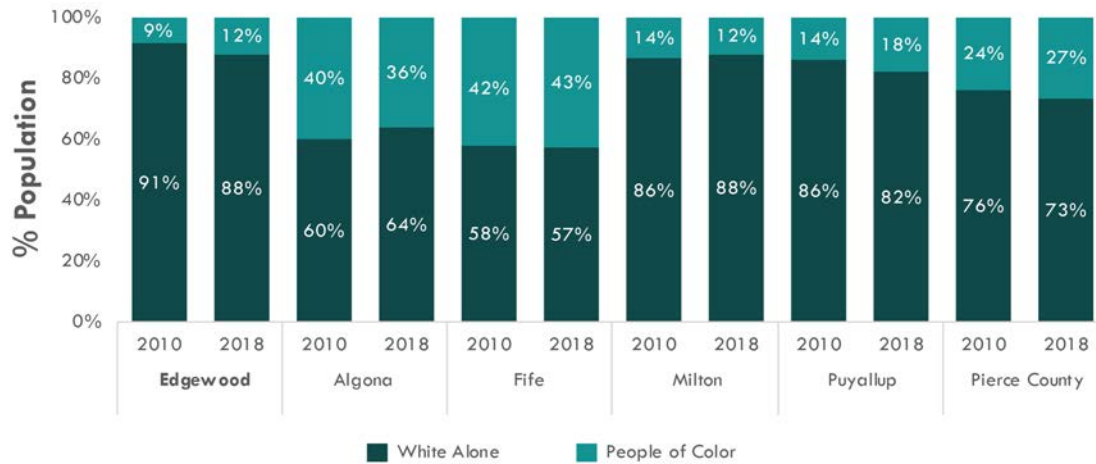
Source: American Community Survey, 2010 & 2018; BERK, 2020.

Exhibit 13 Median Household Income by City, 2010 and 2018



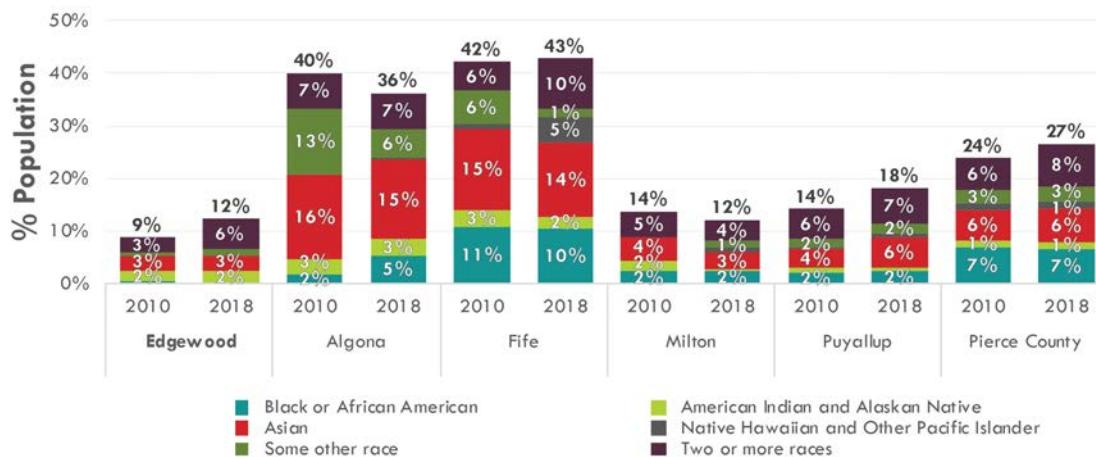
Source: American Community Survey, 2010 & 2018; BERK, 2020.

Exhibit 14 Population Distribution by Race, Edgewood, 2018



Source: American Community Survey, 2010 & 2018; BERK, 2020.

Exhibit 15 Detailed Population Distribution by Race, Edgewood, 2018



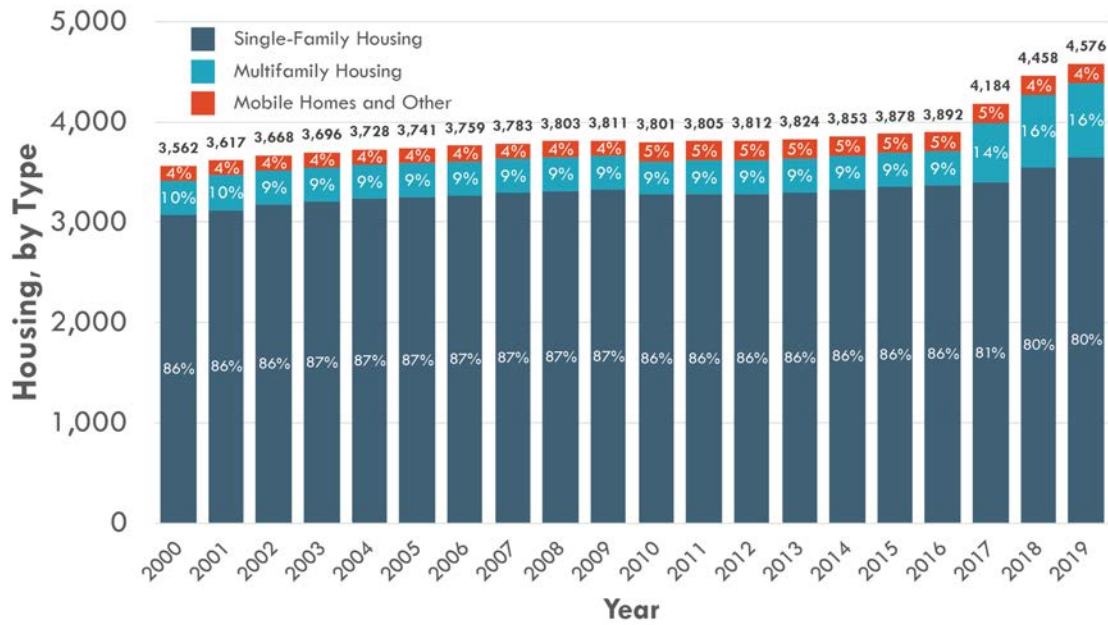
Source: American Community Survey, 2010 & 2018; BERK, 2020.

Housing

As of 2019, Edgewood has 4,576 housing units: 3,648 (80%) of these are single-family units, with 736 (16%) multifamily units and 192 (4%) mobile homes and other housing formats. To provide detail on trends, **Exhibit 16** shows the change in housing units in Edgewood from 2000 to 2019, and **Exhibit 17** compares the proportion of single-family housing to total housing units across neighboring cities. These demonstrate the following:

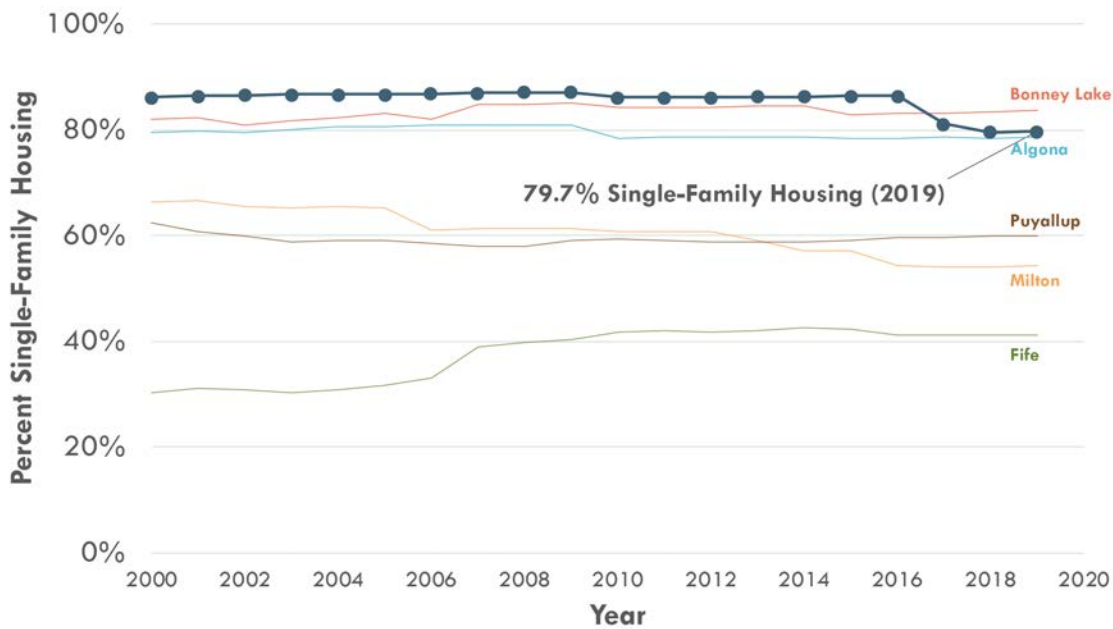
- **Multifamily housing has grown significantly in the past few years in Edgewood.** As with population figures, multifamily housing development in Edgewood has been a recent phenomenon. From 2000 to 2016, the city lost 8 units of multifamily housing, likely small multiplexes. After 2016 however, multifamily housing has more than doubled, increasing by 400 units between 2016 and 2019.
- **This growth in multifamily housing is expected to continue with future projects.** The stock of multifamily housing in the downtown is expected to continue to increase from these statistics. These figures do not consider Edgewood Heights phase 1 (completed in 2019), 207 East Apartments (currently under construction), or Edgewood Heights phase 2 (proposed). With all three of these projects, the stock of multifamily housing is expected to increase by another 746 units, again doubling the number of units in the city.
- **Other communities have experienced similar changes in their housing mixes, due in part to an increase in the number of multifamily projects being developed.** However, with the addition of more projects into the Meridian Corridor area, the proportion of multifamily housing in the community will increase to about a quarter of housing in the city. That will outpace cities such as Bonney Lake and Algona, although it will still be higher than other cities in the area.

Exhibit 16 Housing by Type, City of Edgewood, 2000–2019



Source: WA OFM, 2020

Exhibit 17 Percent Single-Family Housing by City, 2000–2019



Source: WA OFM, 2020

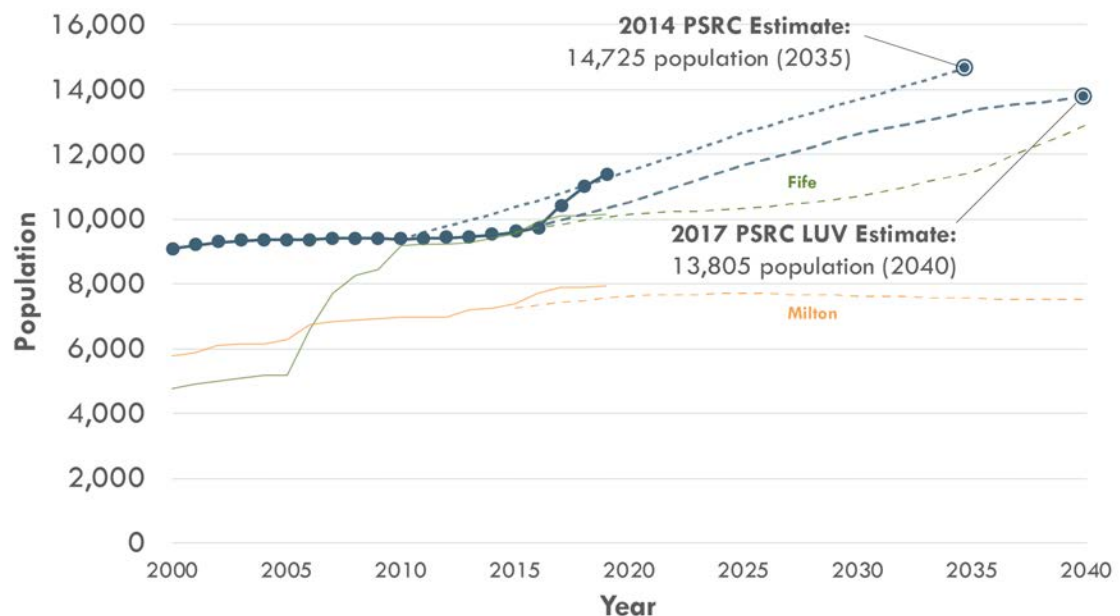
Growth Projections

Future population growth projections for Edgewood have been developed to support regional and local planning efforts. For this study, three projections are examined:

- Population targets for 2030 used as part of the 2014 Pierce County Buildable Lands Report indicate that Edgewood would increase by 4,313 residents between 2010 and 2030.
- PSRC projections from 2014 are referenced as part of the 2014 Economic Assessment and Preliminary Strategies report provided to the City of Edgewood. This estimate is largely comparable to the projections from the Buildable Lands Report and indicates a population of about 13,700 by 2030 and 14,725 by 2035.
- The 2017 PSRC Land Use Vision Dataset (version 2), developed in April 2017 to evaluate expected growth under PSRC growth models, includes an estimate of 13,805 residents by 2040.

The latter two projections are provided in **Exhibit 18**, along with comparable projections for the cities of Fife and Milton for comparison.

Exhibit 18 Population Growth Projections, 2020–2040



Source: WA Office of Financial Management, 2020; CAI, 2014; PSRC, 2020.

Although estimates in the short-term are challenging, newly completed and potential future development could add around 750 multifamily housing units to the city, increasing population by 1,300 to 1,700 residents once occupied. This would mean that the city would be about 800 residents short of the earlier 2030 target, and 900 residents short of the latter 2040 target. Depending on the amount of single- and multifamily development in other parts of the city and size of these projects, these growth targets could be achieved with about 2–3 additional multifamily projects similar in size to recent projects.

As referenced in the previous chapter, the VISION 2050 report from the PSRC includes a lower allocation of future population growth to several Pierce County cities. The County is also currently in the process of identifying future growth targets. Future policies may adjust growth targets, and given the regional focus on growth in areas served by transit, these targets may be reduced. Encouraging further growth may require adjusting these targets through negotiation with Pierce County, and potentially even applying for future status as a PSRC Regional Growth Center.

Employment

A summary of covered employment counts for the city of Edgewood is included in **Exhibit 19**. This information is based on employment data provided by the PSRC, which is aggregated based on two-digit NAICS codes into major sectors. This includes covered employment breakdowns for the years 2008, 2013, and 2018, with the amount and percent of employment in each major sector.

According to the PSRC, “covered employment” includes employment covered by the Washington Unemployment Insurance Act. Typically, this represents about 85–90% of total employment, excluding self-employed workers, proprietors, CEOs, and other groups of non-insured workers. The 2014 Pierce County Buildable Lands Report assumes that total employment includes 12.1% to account for mobile workers and work-at-home employees.

Employment by Sector

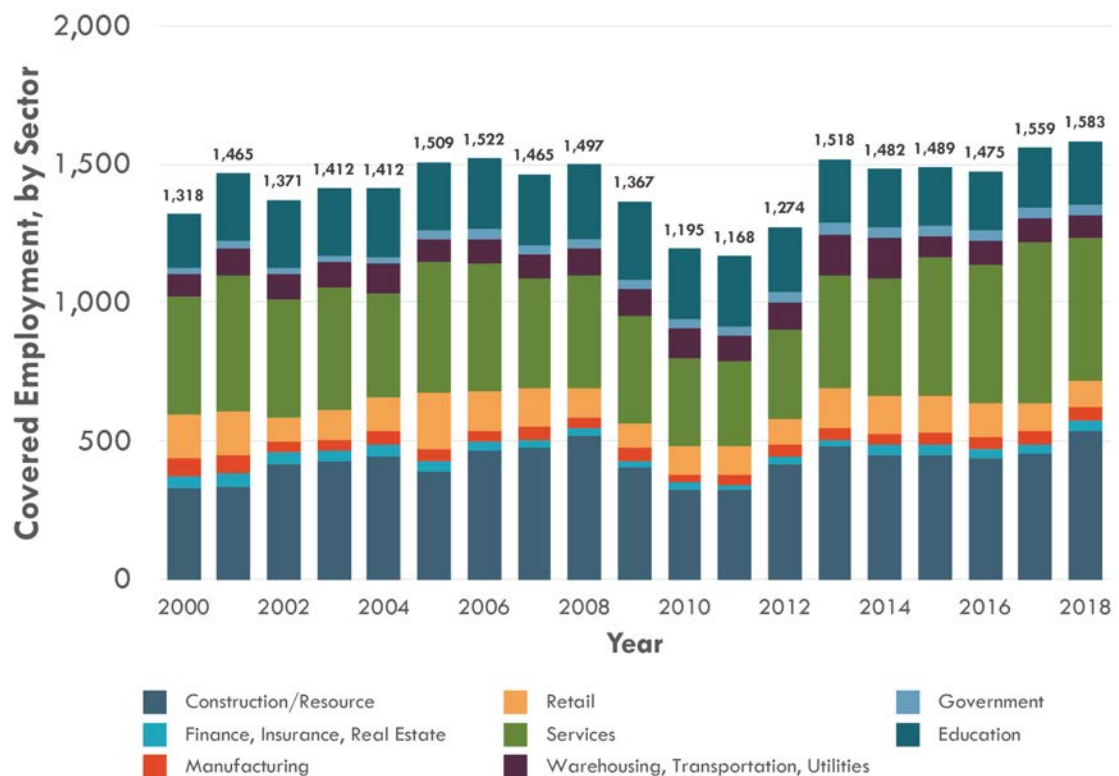
Exhibit 20 includes a chart showing covered employment in Edgewood from 2000 to 2018 by year, broken down by PSRC major sector. Highlights for this employment data include the following:

- **Edgewood has experienced relatively low employment growth during its history.** Between 2000 and 2018 period, covered employment increased from 1,318 to 1,583 jobs, an increase of about 20% or approximately 0.4% per year. During this same period, Pierce County employment grew by over 30%, or about 1.2% per year.

Exhibit 19 Employment Statistics, City of Edgewood

Sector	2008		2013		2018		Avg Growth Rate	
	Emp.	%	Emp.	%	Emp.	%	2008–13	2013–18
Construction/Resource	518	35%	484	32%	535	34%	-0.7%	1.4%
FIRE	30	2%	21	1%	40	3%	-6.2%	10.1%
Manufacturing	38	3%	43	3%	49	3%	2.9%	2.6%
Retail	102	7%	139	9%	92	6%	4.9%	-8.3%
Services	412	28%	410	27%	519	33%	-1.8%	6.3%
WTU	98	7%	149	10%	80	5%	5.7%	-12.5%
Government	30	2%	40	3%	40	3%	6.9%	-0.3%
Education	270	18%	233	15%	229	14%	-3.8%	0.2%
TOTAL	1,497		1,518		1,583		-0.5%	1.0%

Source: PSRC, 2019.

Exhibit 20 Proportion of Employment by Sector, City of Edgewood, 2000–2018


Source: PSRC, 2019.

- **Recent employment growth in Edgewood has been greater than historic trends, but still lower than the County average.** After the recovery from the recession in 2012–2013, Edgewood has experienced a greater amount of growth. From 2013–2018, employment grew by 4.3% (or an average of about 1% per year). This was outpaced by regional growth rates, however, as employment in Pierce County overall increased by about 15% during that same period (an average of 2.9% per year).
- **The most significant economic sector in Edgewood is the Construction/Resource category.** Although this sector does incorporate resource industries such as mining, US Census data indicate that this is focused on construction employment in Edgewood. Overall, jobs in this sector accounted for about 34% of the employment in the city in 2018. For the period of 2013–2018, employment expanded by about 11% (51 jobs), or an average of 1.4% per year. This major sector growth was also outpaced by growth in Pierce County during this same period, with a total of 43% growth, or 7.3% per year on average.
- **Other employment sectors of interest include Services and Education.** Services (33% of employment) and Education (15% of employment) also amount to significant portions of the total workforce. Although employment in Education has not changed substantially in the 2013–2018 period, Services did grow by about 27%, or 6.3% per year on average. This was the only sector that provided more growth than Pierce County as a whole, where it grew by only 18%, or 3.3% per year.

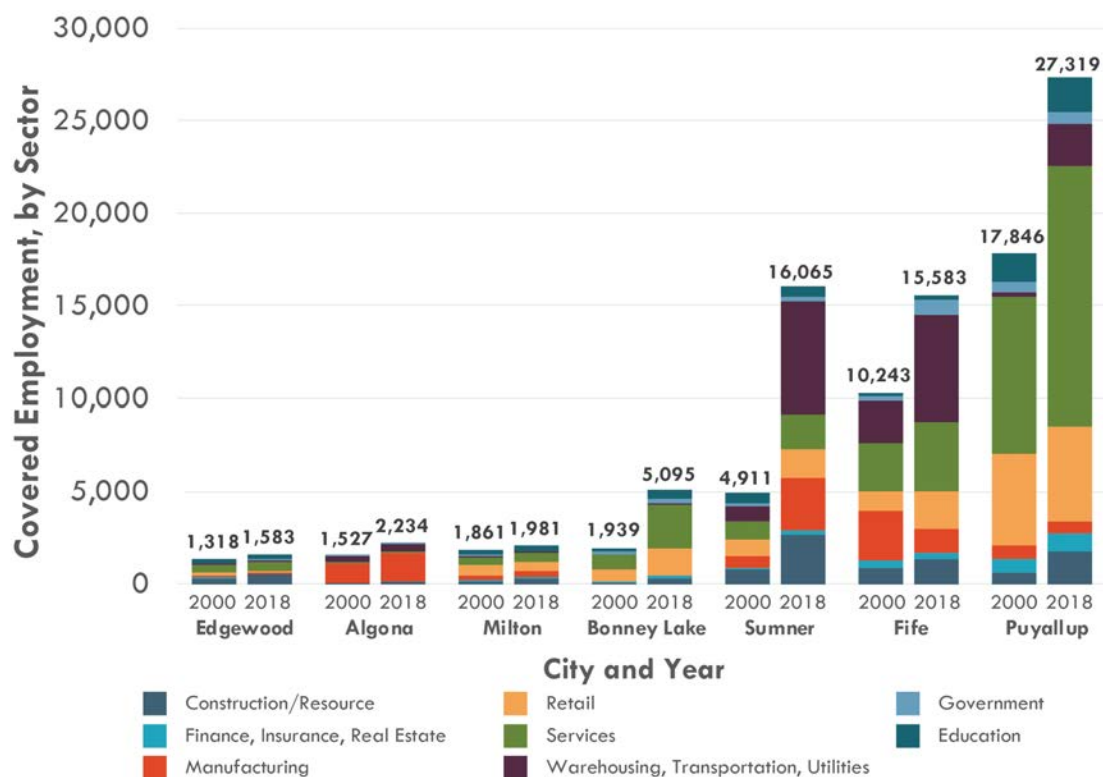
Comparisons with surrounding communities are also provided in Exhibits 21–24:

- **Exhibit 21** provides overall covered employment for Edgewood and peer communities in the area, with breakdowns by PSRC major sector
- **Exhibit 22** presents the proportion of covered employment by major industrial sector for area peer communities, for 2000 and 2018
- **Exhibit 23** shows relative covered employment growth in Edgewood and peer communities between 2008 and 2018
- **Exhibit 24** provides average yearly growth rates for Edgewood and peer communities for 2008–2013 and 2013–2018

These figures highlight the following:

- **Other cities in the area have had more competitive job growth over time.** In comparing growth rates over time, Milton has had comparable growth in employment to Edgewood, but other cities have attracted a much large proportion of employment in recent history. In particular, Sumner has increased employment by 35% over the 2013–2018 period, and Bonney Lake has had employment increase by 24% in that same period.

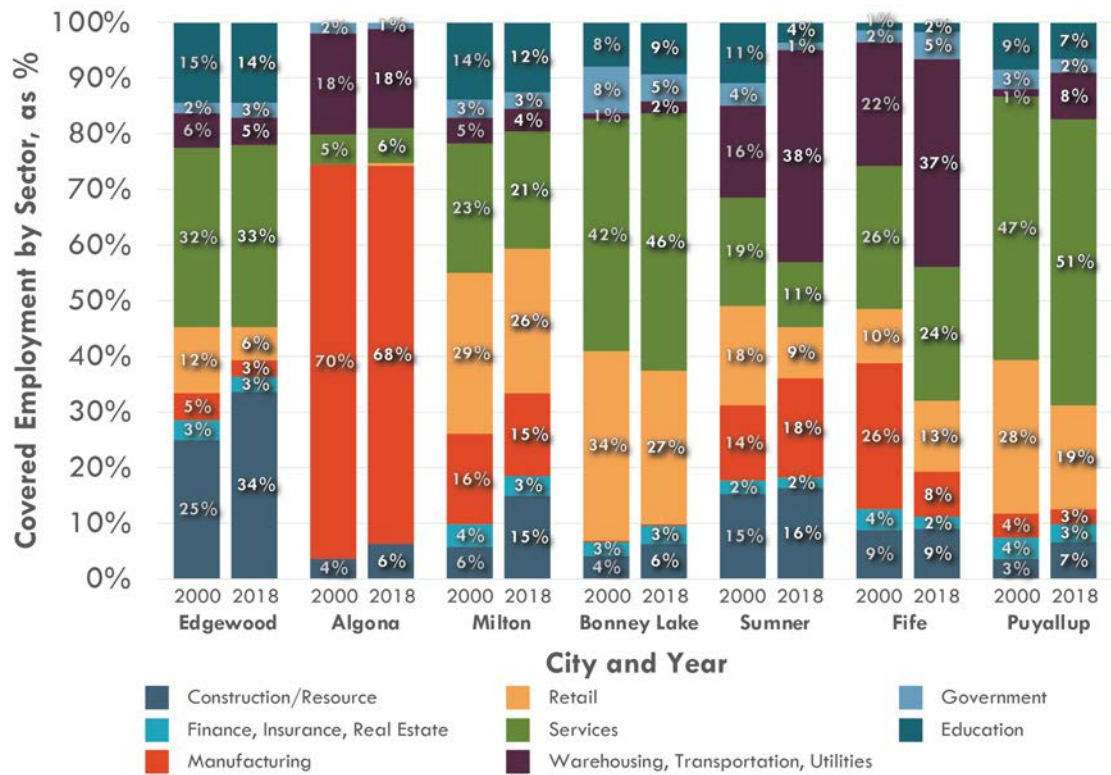
Exhibit 21 City Employment by Sector, 2000 and 2018



Source: PSRC, 2019; BERK, 2020.

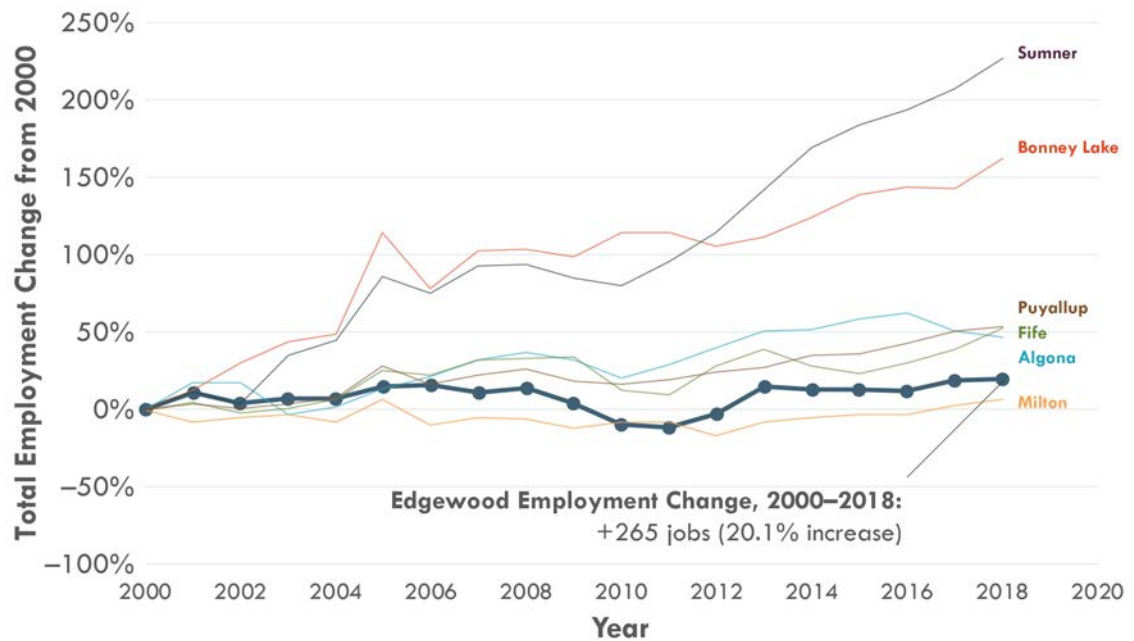
- **The proportion of employment in the Construction/Resources major sector is highest in Edgewood compared to other communities.** Although the absolute amount of employment in Construction/Resources in Edgewood is lower when compared to other cities, this sector has a greater relative importance to the local employment base.
- **Increases in warehousing and logistics have dominated historic trends with several cities in the area.** Sumner, Fife, and Puyallup have experienced notable employment growth since 2000 in the Warehousing, Transportation, and Utilities sector. This has been related to the accessibility of these locations to the Port of Tacoma, and the increasing importance of the Port to cargo shipments.

Exhibit 22 Proportion of City Employment by Sector, 2000 and 2018



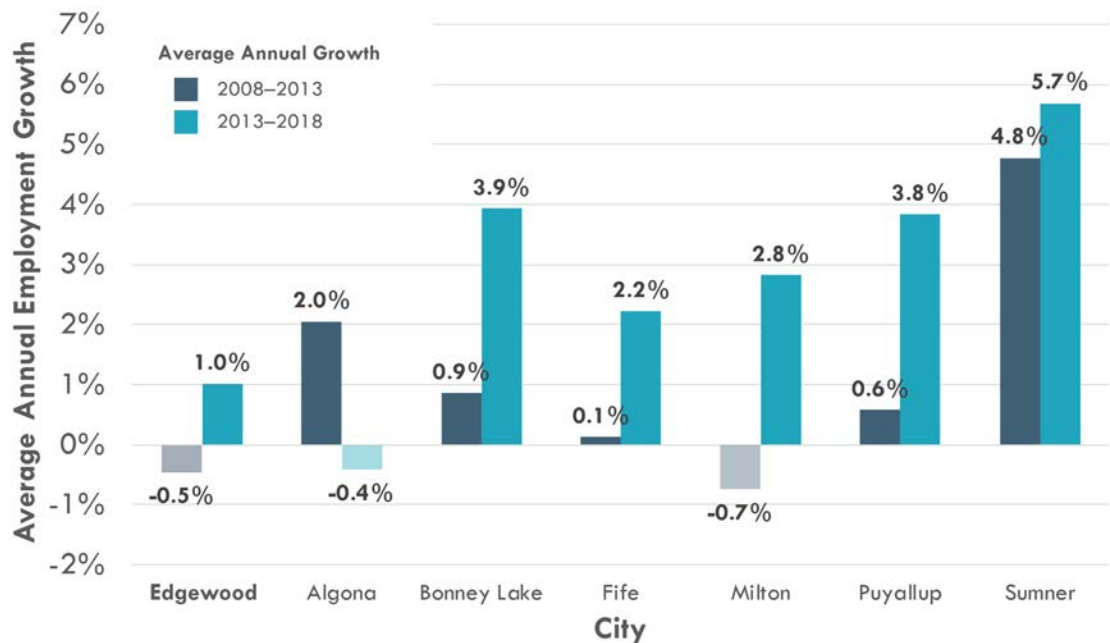
Source: PSRC, 2019; BERK, 2020.

Exhibit 23 Relative Employment Growth by City, 2000–2018



Source: PSRC, 2019; BERK, 2020.

Exhibit 24 Five-Year Average Annual Growth Rates by City, 2008–2018



Source: PSRC, 2019; BERK, 2020.

Growth forecasts

Future employment growth projections for Edgewood have been developed to support growth planning at the local, county, and regional levels. Three projections are included in **Exhibit 25** for assessment:

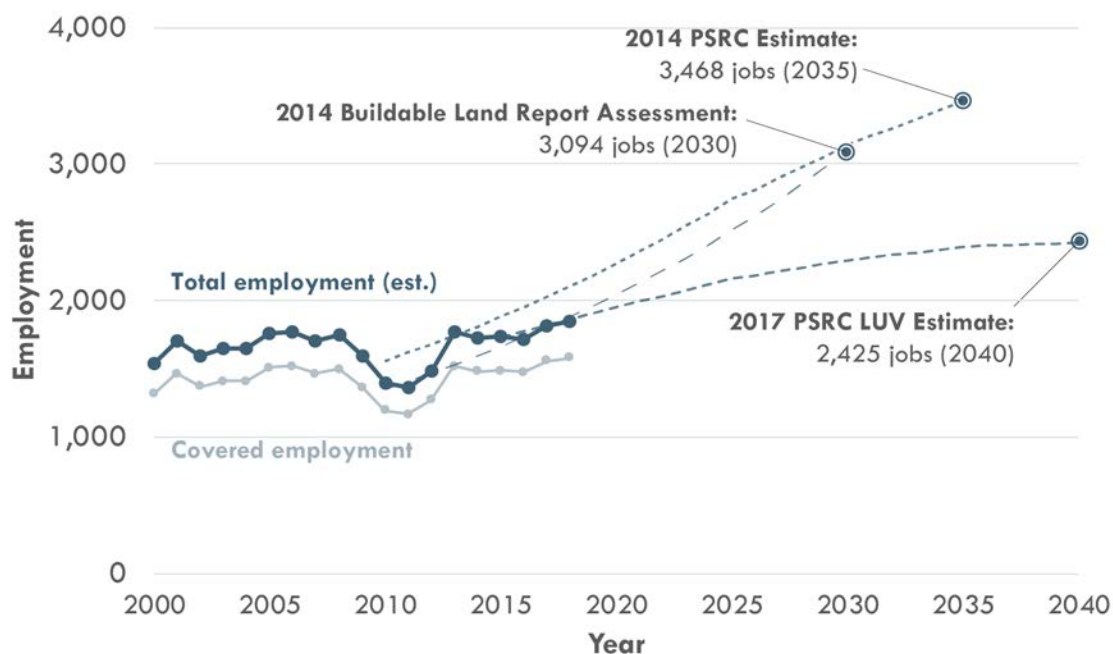
- Employment targets for 2030 used as part of the 2014 Pierce County Buildable Lands Report indicated that total employment in Edgewood would increase by 1,742 jobs between 2010 and 2030, to a final total of 3,094 jobs.
- PSRC projections from 2014 are referenced as part of the 2014 Economic Assessment and Preliminary Strategies report provided to the City of Edgewood. This estimate suggests total employment of 3,468 jobs and covered employment of 3,048 jobs by 2035.
- The 2017 PSRC Land Use Vision Dataset (version 2) includes a projection of total employment of 2,425 jobs by 2040.

An estimate of total employment is also included in this chart. For this evaluation, covered employment is inflated by 16.5% to account for the difference between 2015 covered employment and total employment values reported in the 2017 Land Use Vision. As noted previously, this includes self-employed workers, proprietors, CEOs, and other groups of non-insured workers.

These projections indicate the following:

- **The lower growth estimates consistent with the 2017 model are likely to be more reasonable as future targets.** Although short-term economic disruptions will likely change outcomes over the next few years, the long-term prospects for growth would likely be comparable to the most recent 2017 PSRC Land Use Vision allocation model. While growth at the rate identified in earlier studies may be possible, this would reflect a very high rate of growth (2–4% per year) that has not historically been experienced in Edgewood. On the other hand, the 2017 model has an overall rate of employment growth at about 1.3%, which generally fits with recent growth trends and expected changes in regional and County policy.
- **Future employment growth will be located primarily in the Retail and Services major sectors.** The 2017 model also generally identifies that future employment growth in Edgewood is primarily driven by an expansion of Retail and Services. Each of these major sectors expand by about 60% for the 2020–2040 period under this model, and contribute most of the expected growth during this period.
- **Accommodating this new growth would require about 120,000–250,000 square feet of new development.** Growth estimates based on the 2017 PSRC Land Use Vision would

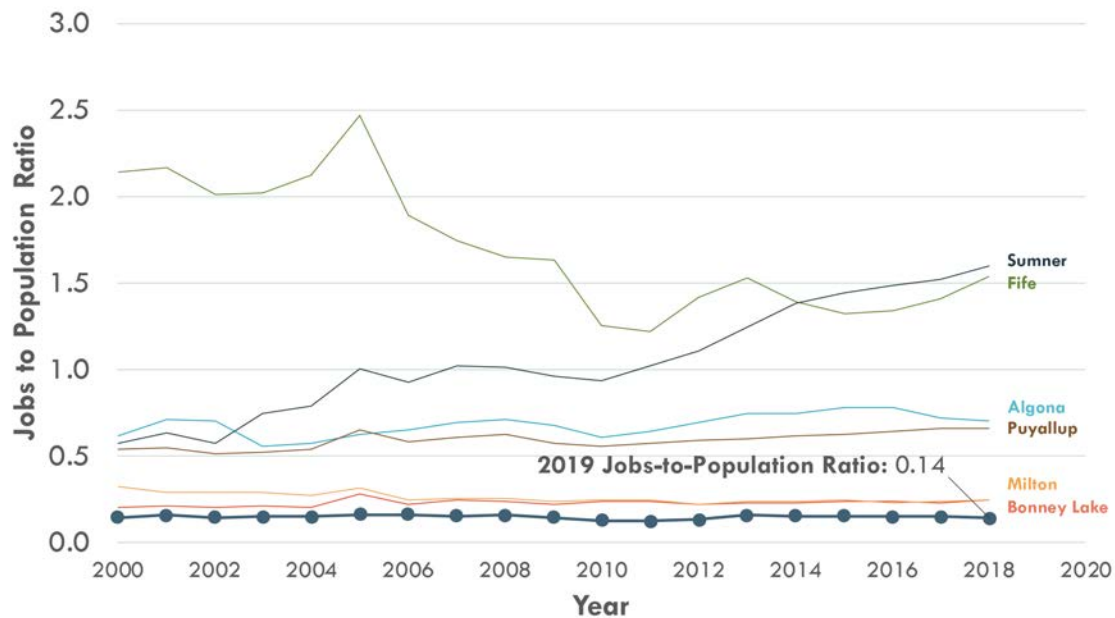
Exhibit 25 Projected Covered Employment Growth, 2020–2040



Source: CAI, 2014, PSRC, 2020.

require accommodating a net increase of about 470 new jobs, about 50 which would be expected from home-based businesses and mobile workers. This would likely require about 100,000–250,000 square feet of new development by 2040, depending on the mix of retail and service uses.

- **Self-employed workers, including those working from home-based businesses, may represent a significant amount of local employment.** It is also important to note the potential role of self-employed workers in Edgewood in local employment. Comparisons between total employment as reported in the 2017 Land Use Vision dataset and covered employment calculations suggest that this would amount to about 16% of the total local workforce. Home-based businesses may contribute to the local economy and sales tax base depending on their activities, and for Edgewood these businesses may continue to be a strong element of local employment.

Exhibit 26 Covered Employment-to-Population Ratio, by City, 2000–2018

Source: PSRC, 2020; WA OFM, 2020.

Employment-to-population ratio

Exhibit 26 provides a chart of the covered employment-to-population ratio for Edgewood and peer communities. Historically, Edgewood has had the lowest ratio of employment to its population of peer cities, coming in lower than surrounding communities over time. In fact, in 2018 this ratio of 0.14 is one of the lowest in Pierce County, larger only than the towns of Carbonado (0.08) and Steilacoom (0.09).

Although this highlights the general role of Edgewood as a largely residential community, it also suggests the need for additional local business, and the potential for additional growth related to increasing the population of the Town Center and Meridian Corridor areas. As a large part of the future increase in population will be related to multi-family development in these areas, encouraging appropriate retail and services to support this population will be one strong potential area for growth.

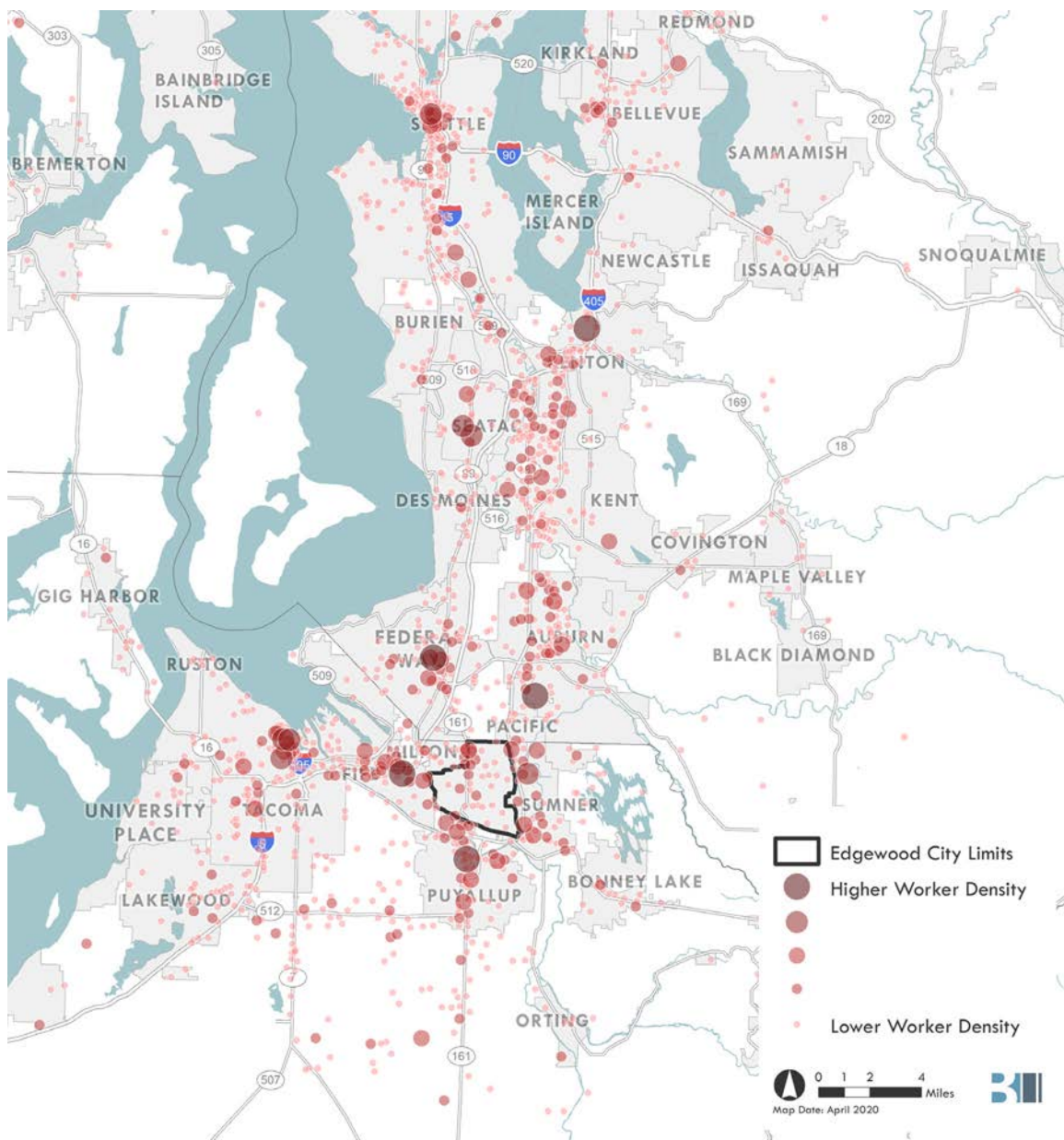
Commuting patterns

Information from the US Census Longitudinal Employer-Household Dynamics dataset was used to describe the commuting patterns of workers and residents in Edgewood:

- **Exhibit 27** provides the work locations of Edgewood residents by census block group, with overall statistics on the number of residents leaving to work elsewhere.
- **Exhibit 28** identifies where workers in Edgewood live by census block group, and provides summary statistics on whether workers in Edgewood reside in the community or come from elsewhere.

These figures indicate the following:

- **Very few workers both live and work in the city.** According to these statistics, only about 3.8% of the jobs in Edgewood are filled by employees that also live in the city, and of the total workforce living in Edgewood, only about 2.3% work in the city.
- **Commuting patterns of Edgewood residents are more regionally focused.** From the data represented in Exhibit 27, Edgewood residents appear to commute largely to regional employment centers. About 12% of local workers commute to Seattle and 11% to Tacoma, with Auburn, Puyallup, and Kent being other major destinations for commuters. Employment in the region is still a focus, however, with 46% of workers from Edgewood commuting 10 miles or less to get to work.
- **Workers in Edgewood are more drawn from the local area.** The distribution of resident locations of workers in Edgewood tends to have a more local focus. Commuters tend to come in most often from Tacoma (10% of workers), with other major destinations from South Hill (5%), Puyallup (4%), and Seattle (4%). This suggests that Edgewood does not tend to serve as a regional draw for workers, with about 47% of employees living less than 10 miles away.

Exhibit 27 Work Locations of City of Edgewood Residents, 2017**Top work locations for residents**

City	Percent of Workers
Seattle city, WA	11.8%
Tacoma city, WA	11.1%
Auburn city, WA	6.9%
Puyallup city, WA	6.8%
Kent city, WA	6.3%

SOURCE: US CENSUS BUREAU, 2019.

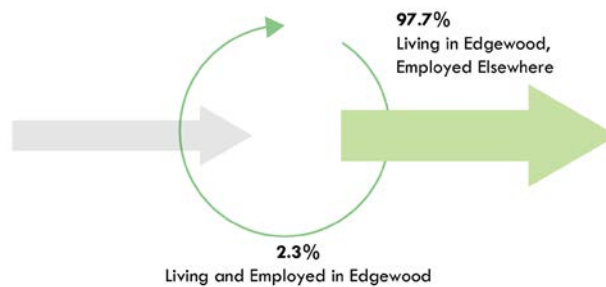
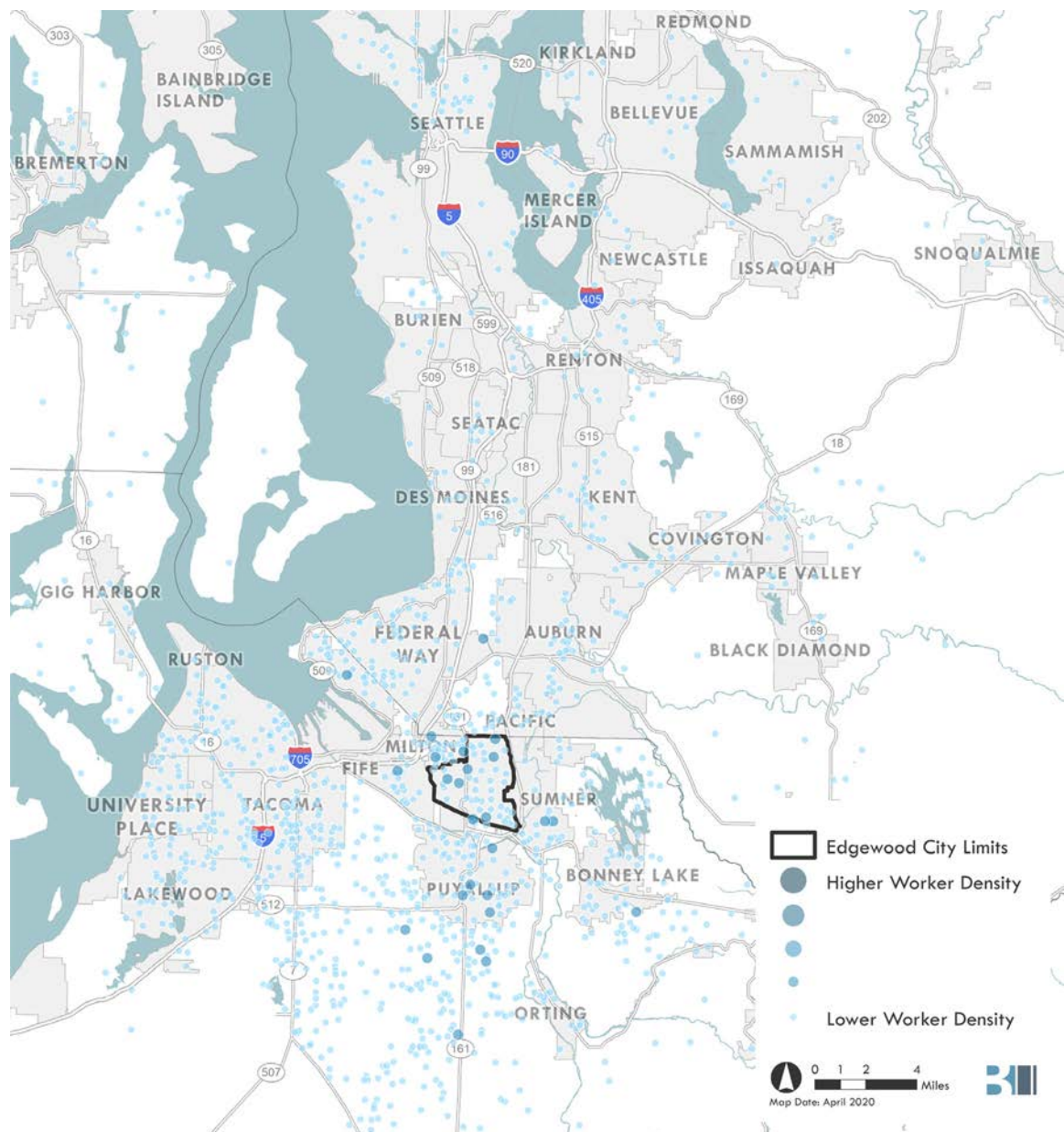


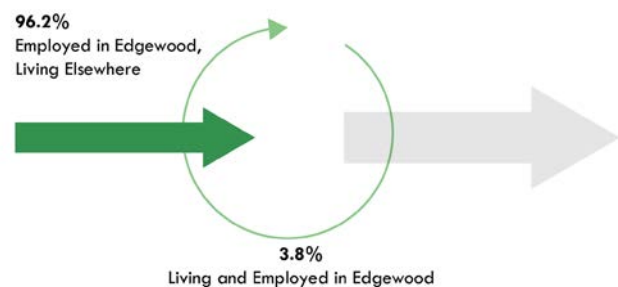
Exhibit 28 Residence Locations of City of Edgewood Workers, 2017



Top residence locations for workers

City	Percent of Workers
Tacoma city, WA	10.2%
South Hill CDP, WA	5.0%
Puyallup city, WA	4.4%
Seattle city, WA	4.2%
Edgewood city, WA	3.8%

Source: US Census Bureau, 2019.



Economic Activity

Evaluating the local market for new spending that can support additional retail uses is another important consideration in determining how much new development can be supported in the Town Center and Meridian Corridor. This section includes two distinct evaluations:

- An assessment of the identified spending and local demand based on the ESRI 2017 Retail MarketPlace analysis tool, which is based on US Census and private business data.
- A review of taxable retail sales data provided from the Washington State Department of Revenue. Annual data for this data set is available up to 2018.

Market area and spending patterns

To understand the existing balance between local supply and demand for retail goods and services, it is first necessary to understand the market area that the Meridian Corridor is likely to serve. Although businesses may have a broader reach, it is likely that for more general retail formats, there are a number of competing areas that could also provide similar services.

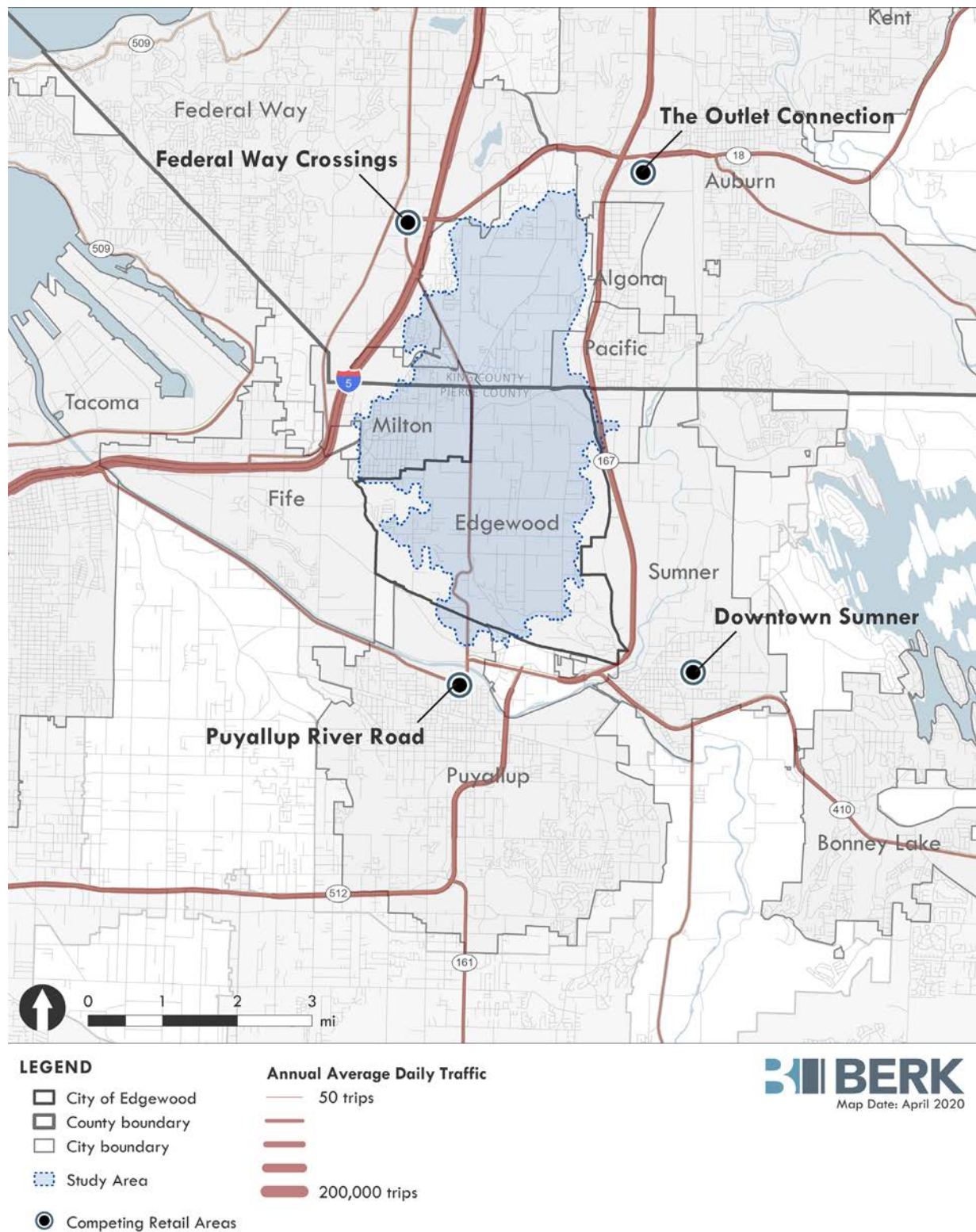
Exhibit 29 delineates a boundary for a potential market area generally based on a 5-minute driving distance. To develop this market area, we identified four potential locations for retail that would likely compete with available offerings:

- **Federal Way Crossings**, a large retail power center located off I-5 along S 348th Street
- **The Outlet Connection**, a large 118-store regional shopping mall in Auburn with a Walmart Supercenter in the immediate area
- **Downtown Sumner**, which includes a Fred Meyer and smaller retail and restaurant opportunities
- Retail shopping located in Puyallup at **River Road and N Meridian Ave**, which includes a Fred Meyer and other retail and restaurant uses

The proposed market area considers all areas with drive times that are closest to Meridian Ave E, which includes most of Edgewood and Milton, as well as Lakeland South in King County. Although these other retail centers do not necessarily include all competing retail in the region, they do include most of the general retail uses that are common business types in retail areas.

This map also includes current estimates of annual average daily traffic for state routes and highways in the region. This highlights one primary challenge with retail uses in this corridor:

Exhibit 29 Meridian Corridor Market Area and Surrounding Retail Nodes



Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; WSDOT, 2019; ESRI, 2020; BERK, 2020.

high traffic volumes on I-5 and SR 167 provide a greater volume of customers at major interchanges, including for Edgewood residents traveling outside the community. This is due to increase with the completion of the realignment of SR 167 expected within a few years. Lower pass-by road traffic will reduce the ability of businesses along Meridian to compete with other regional destinations.

According to the analysis conducted, this area included about 27,308 residents in 10,259 households in 2019. Overall, there is a total retail potential in this area of about \$421 million per year, with an available supply of retail sales of \$175 million. This leakage of about \$246 million per year, or an estimated 58% of total demand, suggests that a majority of consumer demand is being fulfilled by businesses outside of the market area.

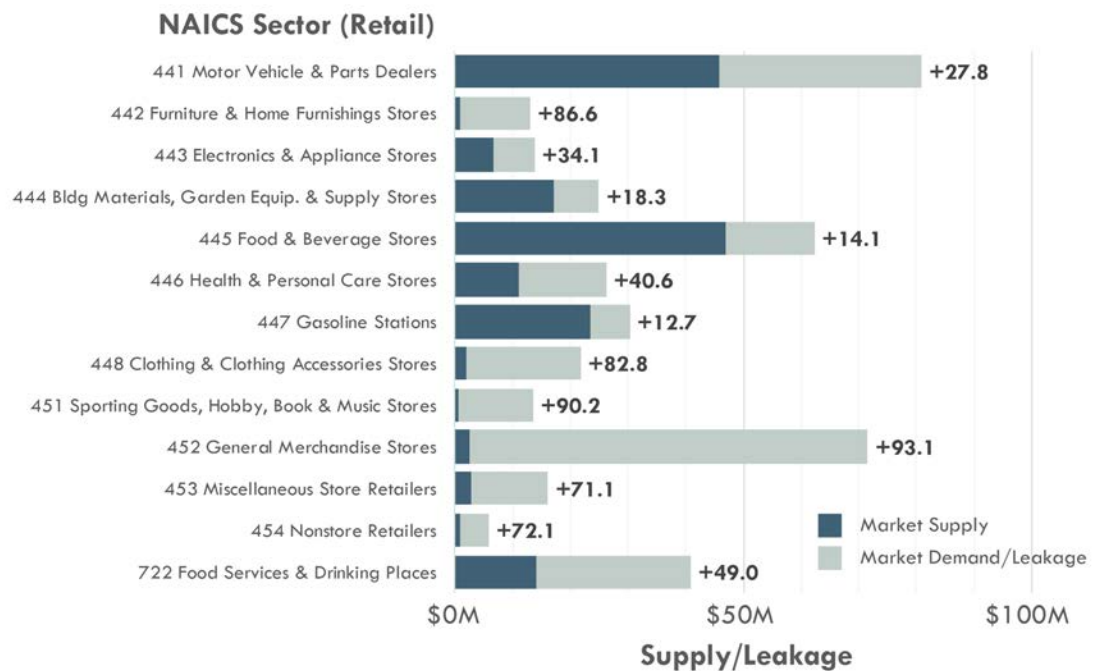
Two figures provide a summary of key details from the ESRI Retail MarketPlace analysis:

- **Exhibit 30** provides a display of the high-level findings from the 2017 Retail MarketPlace analysis, aggregated according to three-digit subsector NAICS retail codes. The available supply of retail is provided in dark blue, with the light grey representing unfulfilled demand and leakage out of the identified market area.
- **Exhibit 31** presents a table with more detail on the retail supply/demand analysis by three- and four-digit (subsector/industry group) NAICS codes for retail and restaurant uses.

This information indicates the following:

- **Generally, there are several industry groups that have high local potential for retail.** The greatest opportunities for addressing unfulfilled retail include Department Stores, Automobile Dealers, and Restaurants/Other Eating Places. While in the case of automobile dealerships and restaurants there are some local businesses representing these industry groups, there are no businesses in the Department Stores group listed in this data.
- **A limited number of industry groups are well-represented in this market area.** Although most business types present a distinct retail gap with leakage to other centers, there are a limited number of industry groups with businesses that supply the needs of the market area and are successful in drawing in market demand from other areas. These include NAICS 4412 Other Motor Vehicle Dealers; 4413 Auto Parts, Accessories & Tire Stores; and 7224 Drinking Places – Alcoholic Beverages. Similarly, the supply for 4451 Grocery Stores addresses about 86% of demand, suggesting that the general demand for food shopping is being met within this corridor.
- **Some adjustments to these values may be necessary when considering future actions.** The figures in this analysis represent data from 2017. Although the closure of the Albertson's may not be completely reflected in this data, an examination of taxable

Exhibit 30 Local Market Supply and Leakage, Meridian Corridor Market Area, 2017



Source: ESRI Business Analyst, 2020; BERK, 2020

retail sales for Milton suggests that there may not have been a strong effect from this closure. Similarly, the Dollar Tree in Surprise Lake Square may represent some additional retail sales supply for general merchandise stores.

Exhibit 31 Detailed Market Supply and Leakage Analysis, Meridian Corridor, 2017

NAICS Subsector / Industry Group	Demand	Supply	Retail Gap	Leakage/ Surplus Factor
441 Motor Vehicle & Parts Dealers	\$80.9 M	\$45.7 M	\$35.1 M	27.8
4411 Automobile Dealers	\$62.6 M	\$15.8 M	\$46.8 M	59.7
4412 Other Motor Vehicle Dealers	\$11.7 M	\$23.1 M	-\$11.4 M	-32.7
4413 Auto Parts, Accessories & Tire Stores	\$6.5 M	\$6.8 M	-\$0.3 M	-2.0
442 Furniture & Home Furnishings Stores	\$13.0 M	\$0.9 M	\$12.1 M	86.6
4421 Furniture Stores	\$6.8 M	\$0.0 M	\$6.8 M	100.0
4422 Home Furnishings Stores	\$6.2 M	\$0.9 M	\$5.3 M	74.0
443 Electronics & Appliance Stores	\$13.8 M	\$6.8 M	\$7.0 M	34.1
444 Bldg Materials, Garden Equip./Supply	\$24.9 M	\$17.2 M	\$7.7 M	18.3
4441 Bldg Material & Supplies Dealers	\$22.5 M	\$16.9 M	\$5.6 M	14.1
4442 Lawn & Garden Equip & Supply Stores	\$2.5 M	\$0.3 M	\$2.2 M	77.3
445 Food & Beverage Stores	\$62.3 M	\$46.9 M	\$15.4 M	14.1
4451 Grocery Stores	\$54.1 M	\$46.3 M	\$7.8 M	7.7
4452 Specialty Food Stores	\$5.9 M	\$0.3 M	\$5.6 M	90.1
4453 Beer, Wine & Liquor Stores	\$2.4 M	\$0.3 M	\$2.1 M	77.8
446 Health & Personal Care Stores	\$26.2 M	\$11.1 M	\$15.1 M	40.6
447 Gasoline Stations	\$30.3 M	\$23.4 M	\$6.8 M	12.7
448 Clothing & Clothing Accessories Stores	\$21.8 M	\$2.0 M	\$19.7 M	82.8
451 Sporting Goods, Hobby, Book & Music	\$13.5 M	\$0.7 M	\$12.8 M	90.2
452 General Merchandise Stores	\$71.6 M	\$2.6 M	\$69.0 M	93.1
4521 Department Stores Excluding Leased	\$45.8 M	\$0.0 M	\$45.8 M	100.0
4529 Other General Merchandise Stores	\$25.8 M	\$2.6 M	\$23.2 M	81.9
453 Miscellaneous Store Retailers	\$16.2 M	\$2.7 M	\$13.4 M	71.1
454 Nonstore Retailers	\$5.8 M	\$0.9 M	\$4.9 M	72.1
722 Food Services & Drinking Places	\$40.9 M	\$14.0 M	\$26.9 M	49.0
7223 Special Food Services	\$0.7 M	\$0.0 M	\$0.7 M	100.0
7224 Drinking Places - Alcoholic Beverages	\$1.2 M	\$1.2 M	-\$0.0 M	-0.6
7225 Restaurants/Other Eating Places	\$39.0 M	\$12.6 M	\$26.4 M	51.1
Total Retail Trade	\$380.2 M	\$161.0 M	\$219.2 M	40.5
Total Food & Drink	\$40.9 M	\$14.0 M	\$26.9 M	49.0
Total Retail Trade and Food & Drink	\$421.1 M	\$175.0 M	\$246.0 M	41.3

Source: ESRI Business Analyst, 2020; BERK, 2020

Taxable retail sales

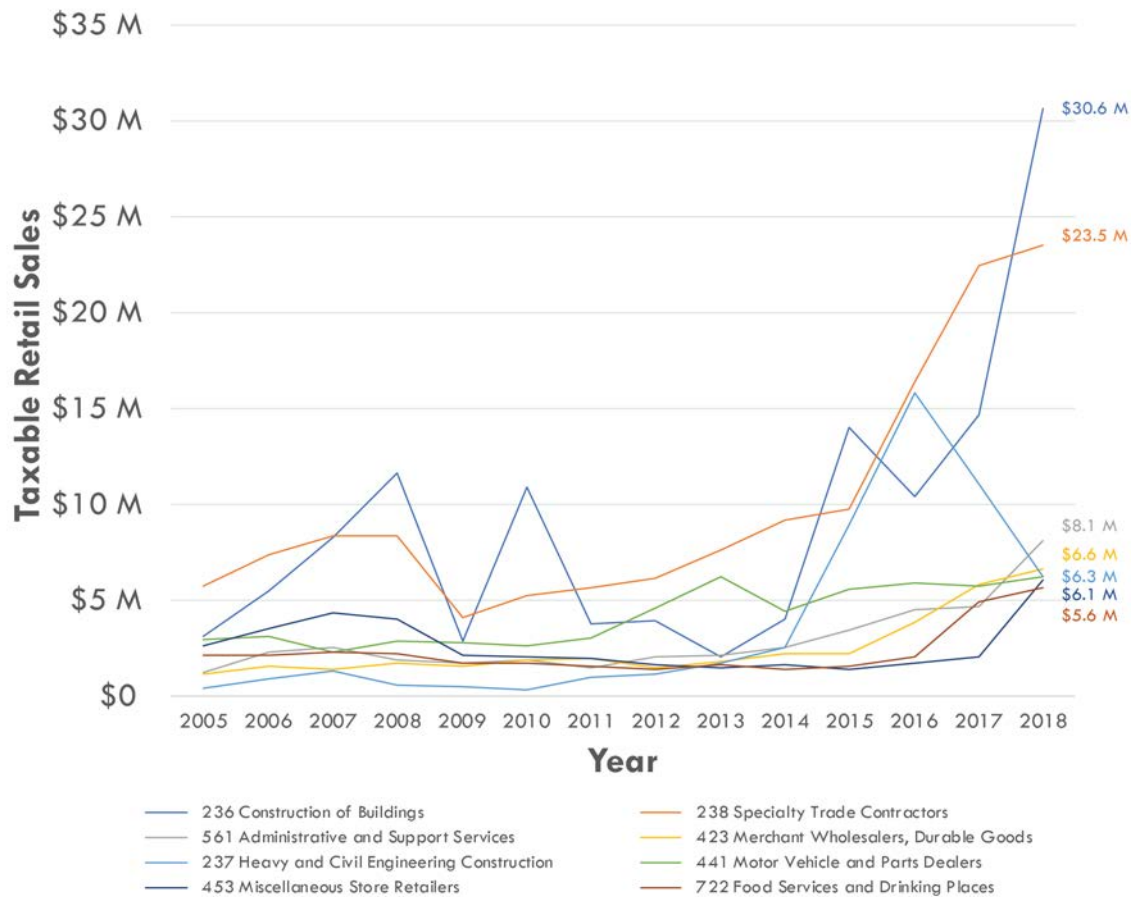
Another approach to examine economic activity within the city and region is to evaluate taxable retail sales and changes over time. Data sets from the Washington State Department of Revenue provides taxable retail sales as divided by NAICS code of the originating business.

This information is presented in two exhibits:

- **Exhibit 32** provides an estimate of the highest taxable retail sales by subsector in the Edgewood economy. Note that this does not include certain types of sales that are tax exempt, such as some types of food sales. This includes data from 2005–2018, as well as calculations for growth rates in sales for 2013–2018.
- **Exhibit 33** presents taxable retail sales by sector across five peer communities, as well as five-year growth rates in taxable retail sales. Note in this case that Milton only covers the portion within Pierce County.

These figures provide the following information about retail activity in the city, and resulting impacts on municipal finances:

- **Total taxable retail sales in Edgewood are notably smaller than in other communities.** Among other cities in the area, Edgewood has a relatively small base of economic activity with about \$52 million in sales in 2013, increasing to \$141 million in 2018. While Milton has generally the same magnitude of taxable retail sales, other communities have a greater sales activity. (With Puyallup at \$2.6 billion in taxable sales due in no small part to car dealerships along River Road to the south of Edgewood.)
- **Construction dominates recent taxable retail sales in the city.** As noted with employment, Edgewood has a considerable amount of taxable retail sales (and resulting sales tax remittances) associated with construction, including NAICS 236 Construction of Buildings, 238 Specialty Trade Contractors, and 237 Heavy and Civil Engineering Construction. In 2018, these three subsectors amounted to 43% of all taxable retail sales in the city. As cities charge sales taxes based on the location of the building or improvement, this suggests that this is due to recent building activity in Edgewood, in part due to new residential growth.
- **Relative growth in taxable retail sales in Edgewood has been notably higher than in other communities.** When comparing across jurisdictions, taxable retail sales have increased by about 22% per year, due in large part to increases with receipts from construction, as noted before. However, although construction sectors were responsible for the largest changes, other subsectors, such as Administrative and Support Services, Merchant Wholesalers, and Miscellaneous Store Retailers have also experienced above average growth.

Exhibit 32 Taxable Retail Sales, Top Subsectors, City of Edgewood, 2005–2018

NAICS Subsector	Taxable Retail Sales		2013–2018 Change	CAGR
	2013	2018		
236 Construction of Buildings	\$2.1 M	\$30.6 M	+\$28.6 M	71%
238 Specialty Trade Contractors	\$7.6 M	\$23.5 M	+\$15.9 M	25%
561 Administrative and Support Services	\$2.1 M	\$8.1 M	+\$6.0 M	31%
423 Merchant Wholesalers, Durable Goods	\$1.8 M	\$6.6 M	+\$4.9 M	30%
237 Heavy and Civil Engineering Construction	\$1.7 M	\$6.3 M	+\$4.5 M	29%
441 Motor Vehicle and Parts Dealers	\$6.2 M	\$6.2 M	+\$0.0 M	0%
453 Miscellaneous Store Retailers	\$1.5 M	\$6.1 M	+\$4.6 M	33%
722 Food Services and Drinking Places	\$1.7 M	\$5.6 M	+\$3.9 M	28%
444 Building Material / Garden Equipment	\$2.1 M	\$5.4 M	+\$3.3 M	21%
811 Repair and Maintenance	\$3.9 M	\$5.4 M	+\$1.5 M	7%
Other categories	\$21.5 M	\$37.5 M	+\$16.0 M	12%
TOTAL	\$52.2 M	\$141.4 M	\$89.2 M	22%

Source: WA Department of Revenue, 2020; BERK, 2020.

Exhibit 33 Taxable Retail Sales, Edgewood and peer communities, 2018

NAICS Sector	Edgewood	Bonney Lake	Fife	Milton*	Puyallup	Sumner
11 Agriculture, Forestry, Fishing and Hunting	0%	0%	0%	0%	0%	0%
21 Mining, Quarrying, and Oil and Gas Extraction	-	-	0%	-	0%	0%
22 Utilities	0%	0%	0%	0%	0%	0%
23 Construction	43%	20%	7%	17%	11%	12%
31-33 Manufacturing	2%	1%	1%	2%	1%	2%
42 Wholesale Trade	6%	3%	8%	4%	3%	8%
44-45 Retail Trade	26%	55%	69%	45%	65%	56%
48-49 Transportation and Warehousing	0%	0%	0%	1%	0%	0%
51 Information	5%	3%	1%	4%	3%	3%
52 Finance and Insurance	1%	1%	0%	0%	1%	1%
53 Real Estate and Rental and Leasing	1%	1%	4%	1%	1%	5%
54 Professional, Scientific, and Technical Services	2%	1%	1%	1%	1%	1%
55 Management of Companies and Enterprises	-	-	-	-	-	-
56 Admin / Support / Waste Mgmt / Remediation	6%	3%	1%	3%	2%	2%
61 Educational Services	0%	0%	0%	0%	0%	0%
62 Health Care and Social Assistance	0%	0%	0%	0%	0%	0%
71 Arts, Entertainment, and Recreation	0%	0%	0%	0%	1%	0%
72 Accommodation and Food Services	4%	10%	5%	16%	8%	6%
81 Other Services (except Public Administration)	4%	2%	3%	5%	2%	3%
92 Public Administration	-	0%	0%	-	0%	0%
TOTAL	\$141.4 M	\$644.2 M	\$982.9 M	\$115.6 M	\$2,605.3 M	\$658.4 M
2013 TOTAL	\$52.2 M	\$388.3 M	\$666.4 M	\$76.4 M	\$1,752.0 M	\$481.3 M
CAGR, 2013-2018	+22.1%	+10.7%	+8.1%	+8.6%	+8.3%	+6.5%



Development

One final component in an overall contextual view is with respect to ongoing development in the Meridian Corridor. Although the specific focus of this report is on the Town Center and Mixed Use Residential areas, the entire corridor supports a significant amount of commercial development. Evaluating this area and comparing it to broader regional conditions can be important to determine potential strengths and weaknesses of the local market for new development.

Market characteristics

As a first step, real estate market characteristics for three broad real estate classes (office, retail, and multifamily residential) are highlighted. These market characteristics are evaluated over two geographies:

- Commercial, industrial, and mixed-use areas of the Meridian Corridor, including areas within the City of Milton
- A regional market defined by the Federal Way/Auburn, Puyallup, and Tacoma Suburban CoStar Research Submarkets

These varying scales are intended to highlight how the local Edgewood market compares to broader dynamics.

Relevant market statistics are represented in Exhibits 35–38. These are based on available market information from CoStar, and include the following:

- **Exhibit 34** includes yearly lease rates per square foot for office, retail, and multifamily residential properties (converted for comparison)
- **Exhibit 35** provides local and regional vacancy rates for the three property classes
- **Exhibit 36** describes capitalization rates for the region, providing a general understanding of relative risk and the relationship between revenue and value
- **Exhibit 37** provides projected sale prices per square foot for office and retail properties, and sale prices per unit for multifamily residential properties

These charts highlight several interesting relationships relevant to the evaluation of future development prospects in the Town Center and Mixed Use Residential areas:

- **Multifamily residential development is more price competitive in Edgewood than in the broader regional market.** Over the 2000–2019 period, there has been a consistent premium present in the multifamily development in this corridor. Over time, this premium has decreased from almost \$0.30 per sf/month in 2000 to about \$0.15–0.20 per sf/

month today. Overall, this premium likely represents the desirability of higher-end multifamily housing in Edgewood to potential residents.

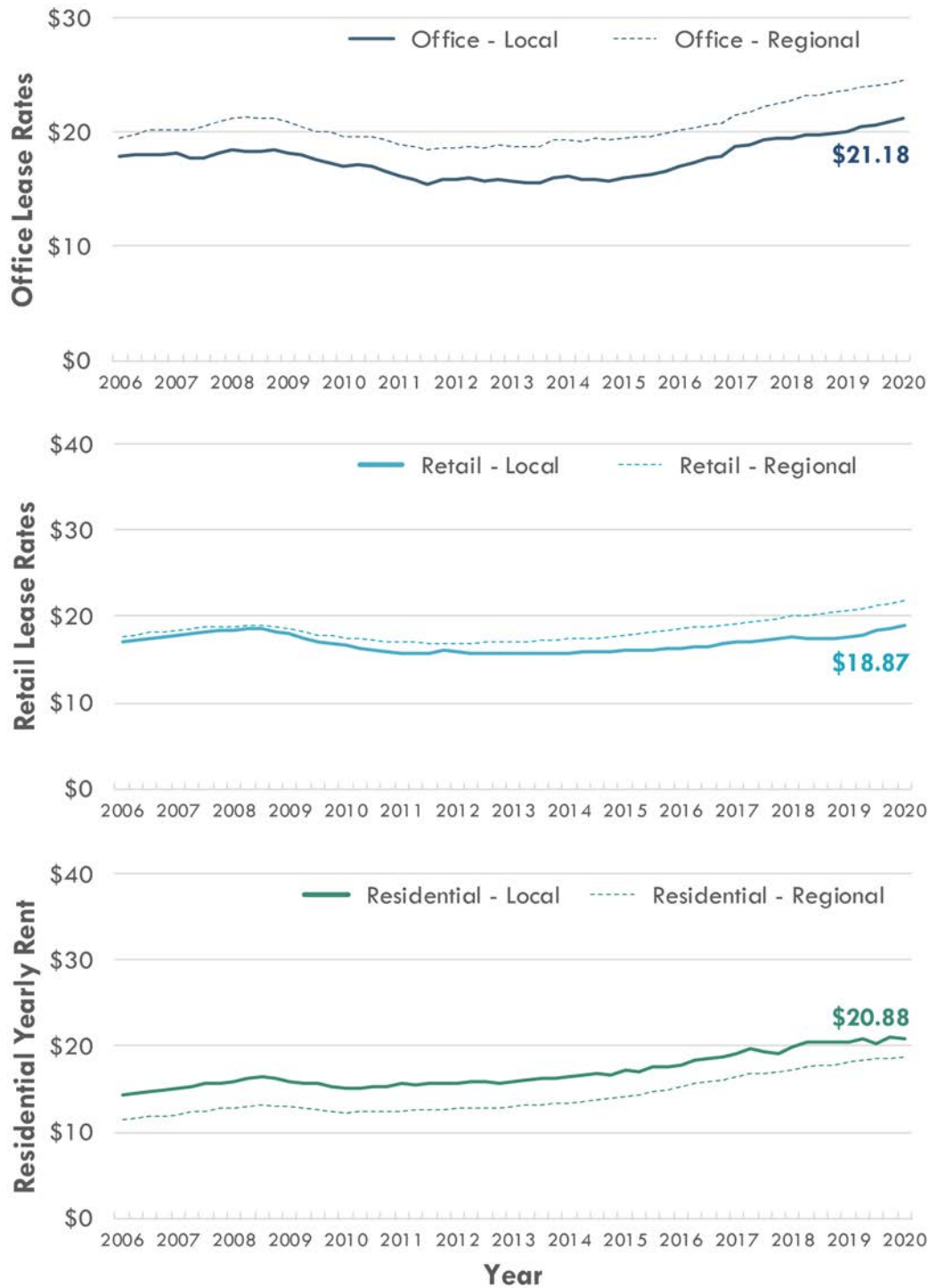
- **Vacancy and capitalization rates also suggest that the residential development may be more desirable than other real estate classes.** Examining the vacancy rates for residential development in Exhibit 36 indicates that while there are spikes in local vacancy rates due to new housing units coming online, these rates will generally revert to regional averages over time. Similarly, overall regional capitalization rates for multifamily are significantly lower than for other real estate, indicating a higher value for generated revenue.
- **Office space in the area is limited, and recently rents have been significantly lower and vacancies higher than the regional average.** Overall, CoStar records include about 150,000 sf of office space in the corridor, consisting largely of class B and C office space, with some medical office space included. Lease rates in the corridor have generally been about \$3/sf/year cheaper than the regional average. While vacancies have historically been lower than the regional overall, recent vacancies in the Surprise Lake Medical Center in Milton in 2019 have contributed to an overall increase to 11% office vacancy in Q1 2020.
- **Retail space has experienced significant vacancies over time, and rents have been lower than the regional average.** Retail space has experienced significant vacancy rates since 2009, likely related to the previous recession. From 2009 to the present, these rates have varied from 12% in Q1 2020 to up to 22% in 2016. This is likely due in part to significant vacancies in the shopping centers located in Milton. Lease rates pre-recession were only about \$0.40–0.70/sf/year less than the regional average, but recent lease rates have been almost \$3/sf/year less.

Development activity

Available records from the King and Pierce County tax assessment offices were used to identify non-residential development that has occurred in the region since 2010. This information provides a perspective on how development in Edgewood has compared to other surrounding communities.

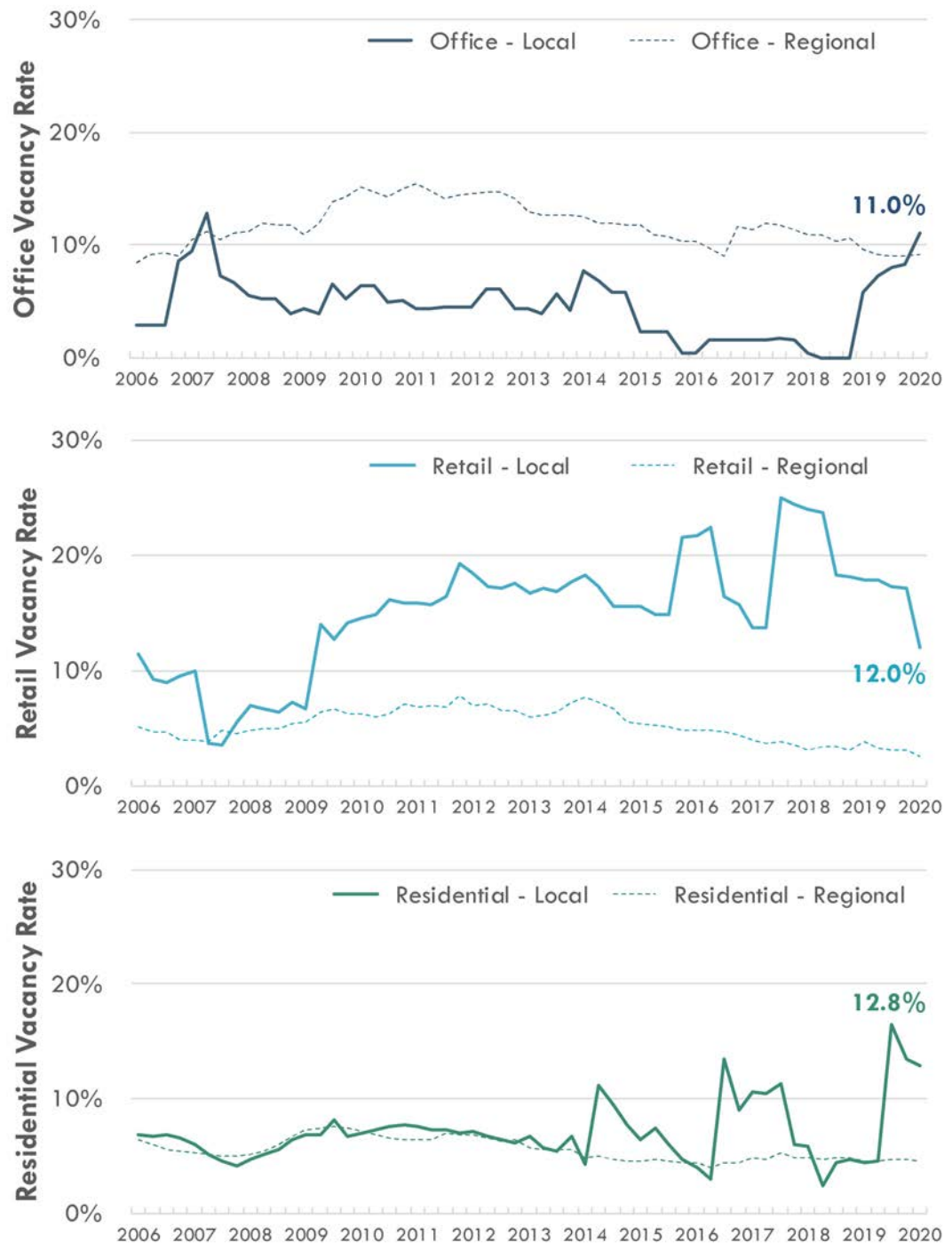
Exhibit 38 provides a table that presents an overall classification of these uses, as well as a summation of the total building square footage developed in each category for Edgewood and nearby cities. Note that this classification filters out all improvements that are not heated to ensure that garages, accessory structures, and other improvements are not included.

Exhibit 34 Yearly Lease Rates by Property Type, Meridian Study Area and Region

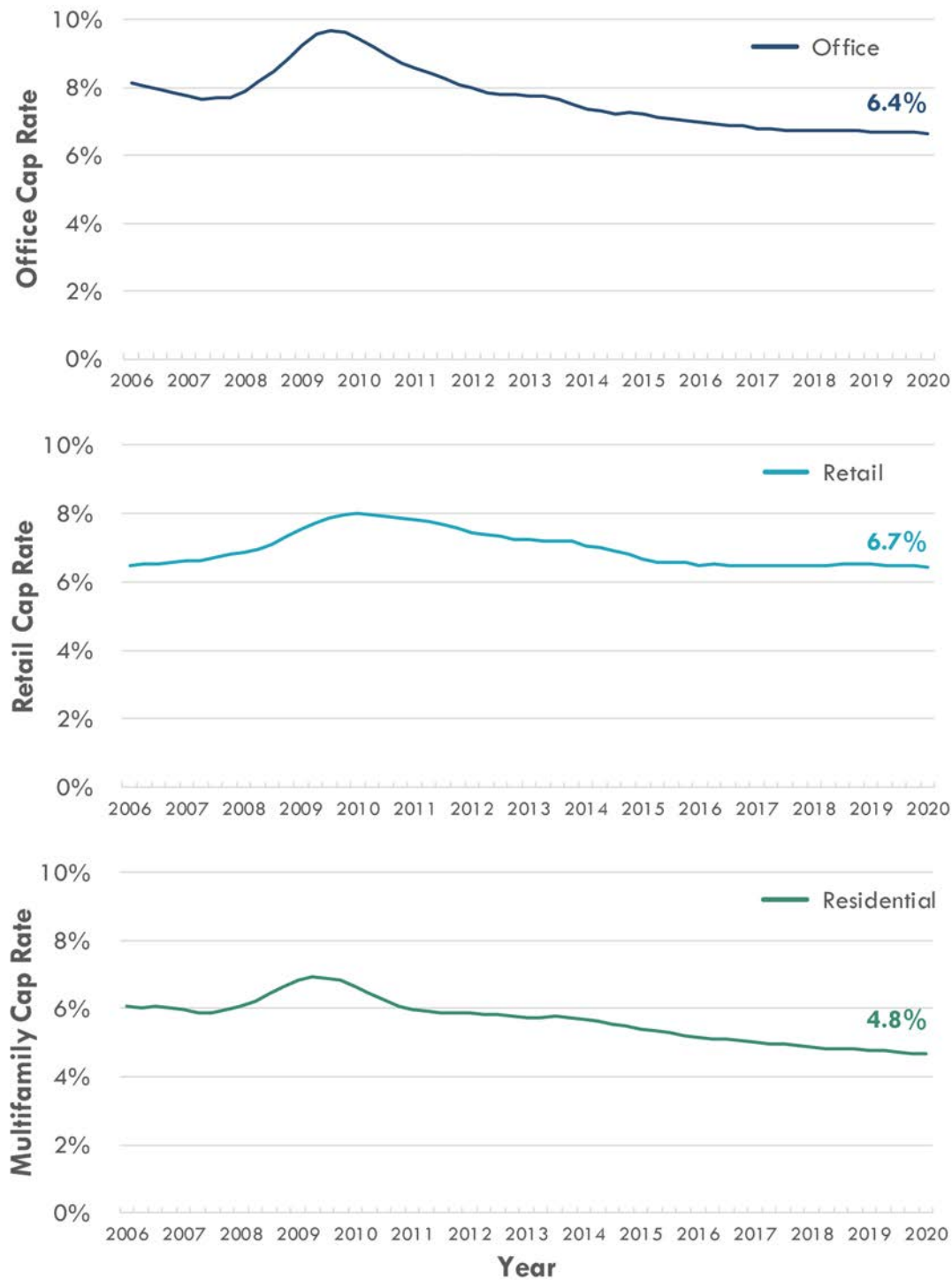


Source: CoStar, 2020; BERK, 2020

Exhibit 35 Vacancy Rates by Property Type, Meridian Study Area and Region

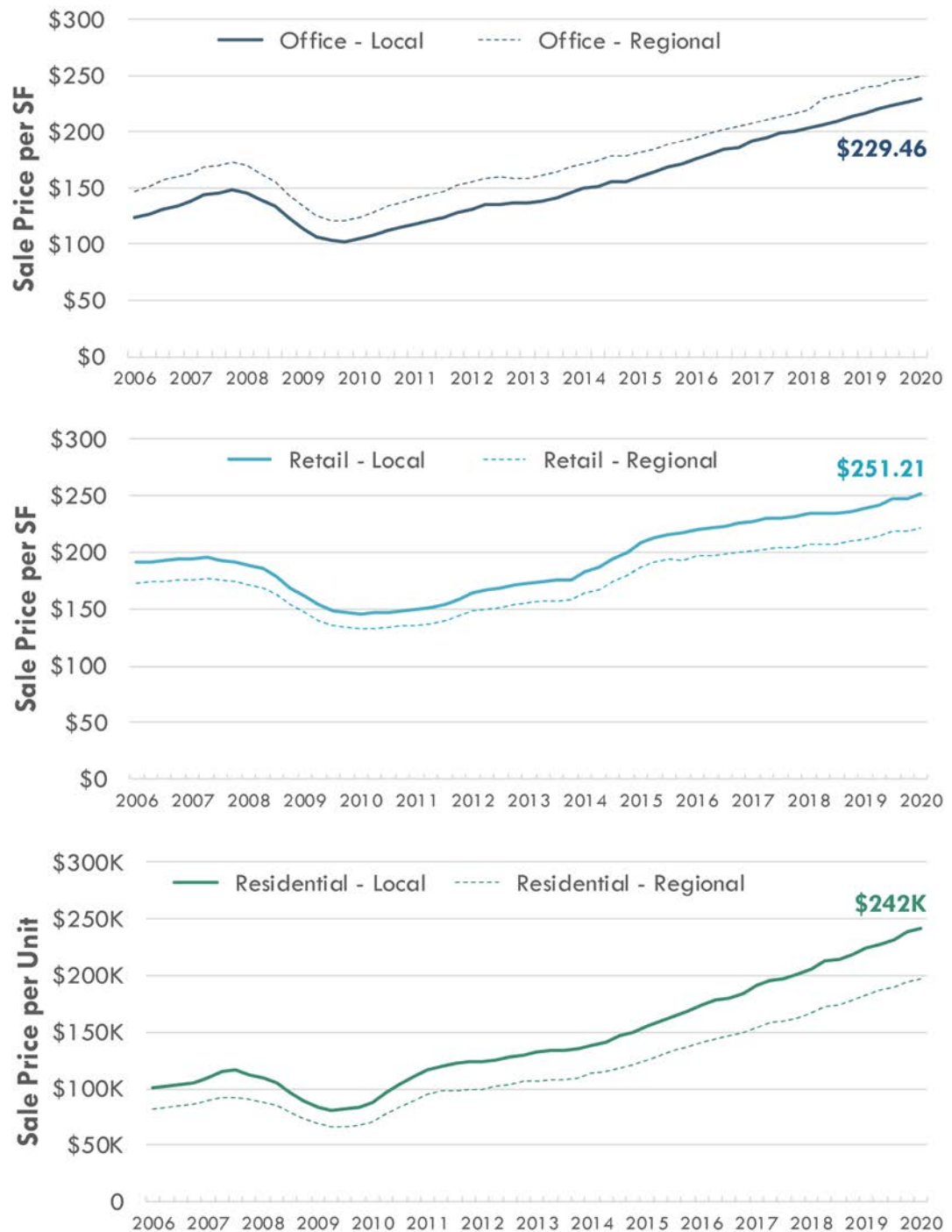


Source: CoStar, 2020; BERK, 2020

Exhibit 36 Capitalization Rates by Property Type, Meridian Study Area and Region

Source: CoStar, 2020; BERK, 2020

Exhibit 37 Property Sale Prices by Property Type, Meridian Study Area and Region



Source: CoStar, 2020; BERK, 2020

Exhibits 39–42 provide mapping that shows the spatial distribution of new development as noted in the summary table:

- **Exhibit 39** provides the location and general amount of all new development in the region
- **Exhibit 40** highlights regional retail development locations since 2010
- **Exhibit 41** notes the location of regional warehouse development, including miniwarehouse projects
- **Exhibit 42** provides the location of new medical offices and hospital development, including convalescent care facilities

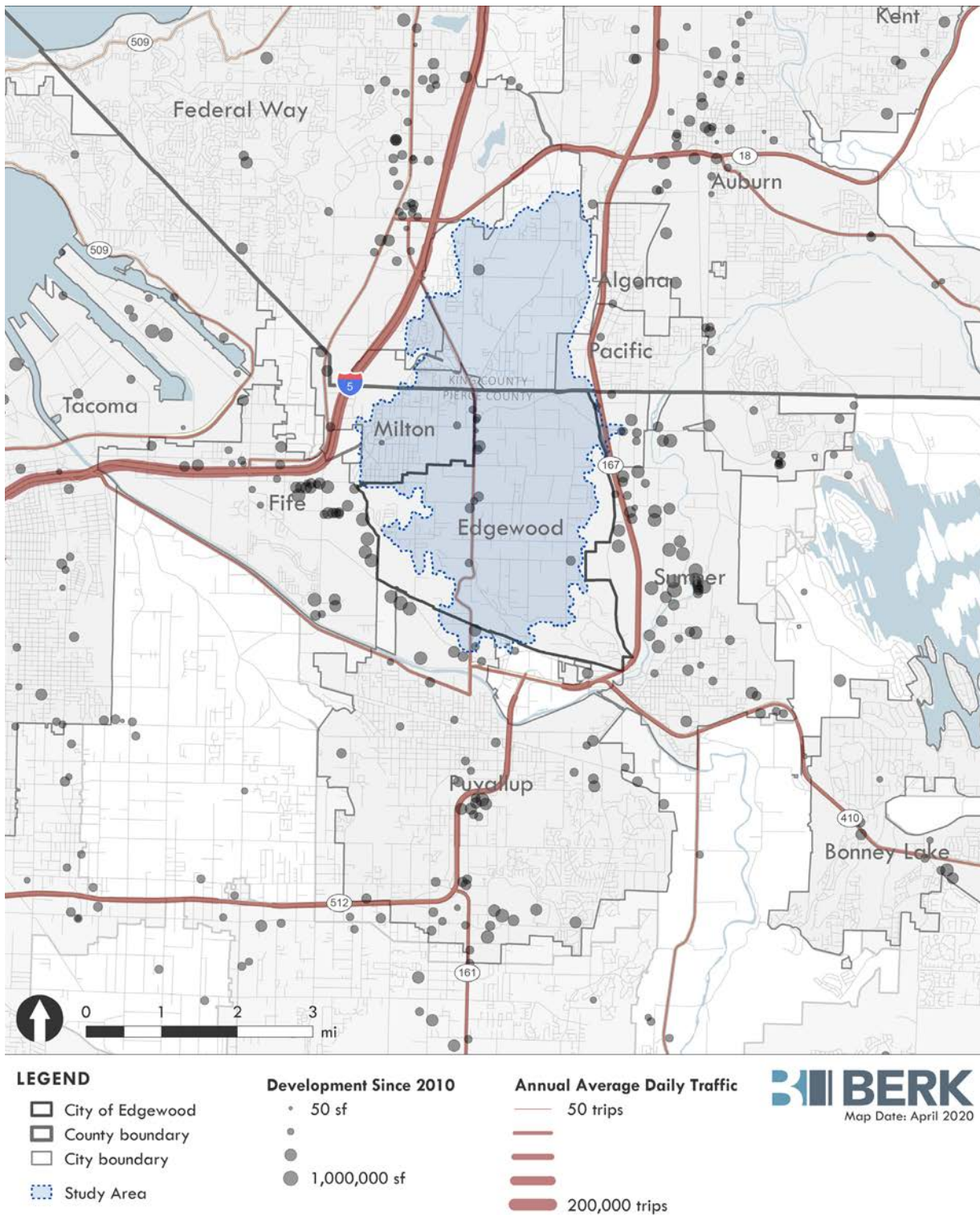
From this information, the following elements about regional development activity can be noted:

- **Regional retail development has been limited in smaller cities, but recent retail projects in other communities have influenced the market draw for Edgewood.** Regional retail development has been limited in some comparable smaller cities. From 2010 to the present, Edgewood has developed a total of 17,250 sf of new retail (including restaurant uses), which is higher than the 4,771 sf total constructed in Milton. However, Puyallup developed over 282,000 sf of new retail space in the same period, with new retail offerings along River Road positioned to compete with Edgewood for retail offerings.
- **Warehouse development in the region has been considerable.** According to the filtering and categorization used, warehouse development has been very significant across the region. This is particularly true in Sumner (about 5.6 million sf developed), Puyallup (2.9 million sf), and Fife (2.6 million sf). Although Edgewood could potentially accommodate these uses in areas away from the Town Center, this will not likely be a focus of large-scale development in the city.
- **Development of medical office and similar facilities in the area has primarily been focused in Puyallup.** Between hospital, medical office, and other medical uses, Puyallup has seen over 1.1 million sf of new development since 2010. These uses are primarily focused around the MultiCare Good Samaritan Hospital and the South Hill area. Although there is some market for other professional/medical offices in the area, this cluster will be strong competition for specialized medical services.

Exhibit 38 Regional Development Activity by Selected Cities, 2010–2019

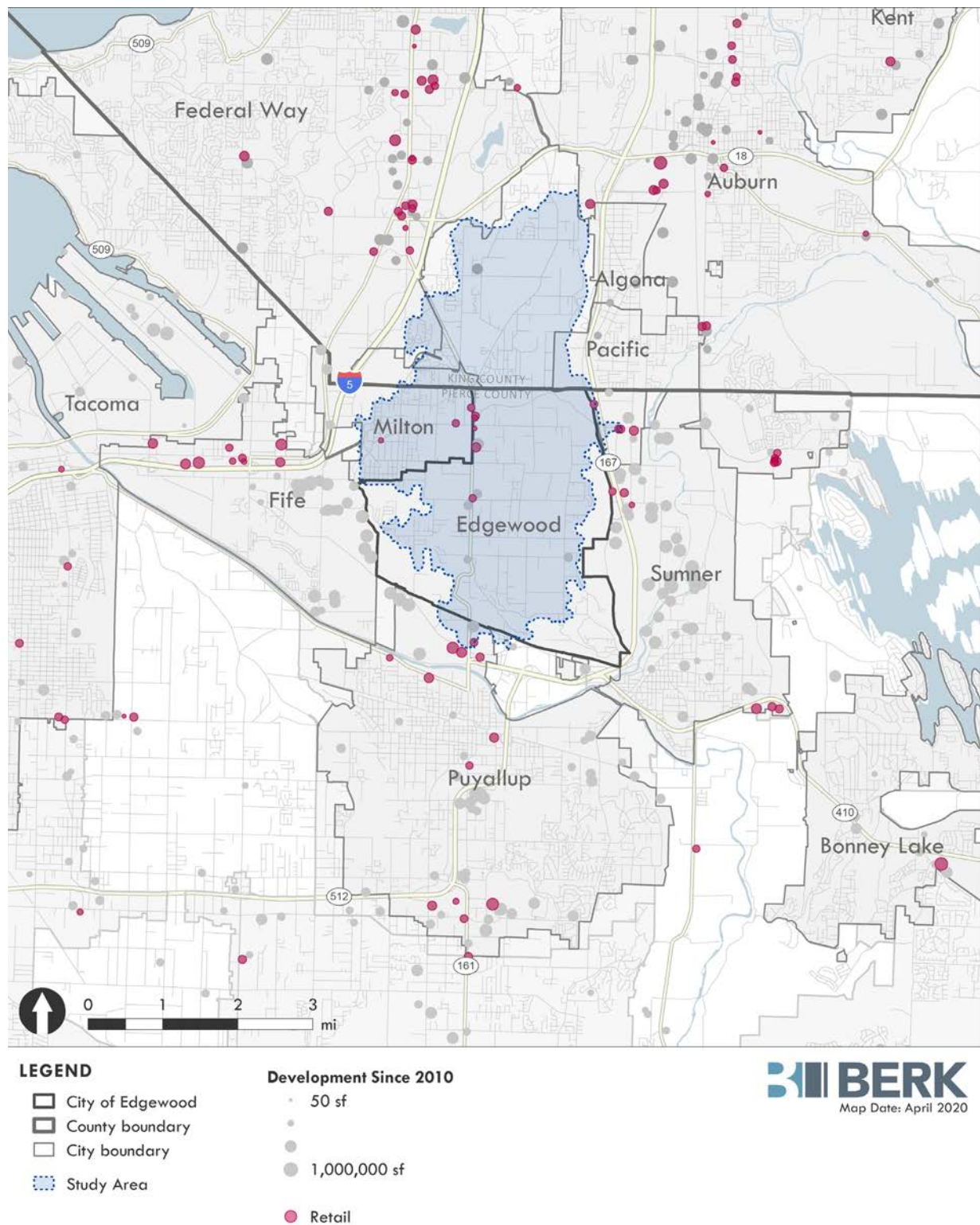
Development Category	2010–2019 Development, in square feet					
	Edgewood	Bonney Lake	Fife	Milton	Puyallup	Sumner
Culture / Recreation / Community	15,100	1,713	-	-	49,650	108,592
Education	-	884	-	-	267,055	89,724
Government	15,000	20,915	88,392	-	16,449	-
Hospital	-	-	-	-	293,067	-
Hotels/Motels	-	-	-	-	153,438	57,021
Industrial	-	-	-	-	50,350	52,913
Medical Office / Services	16,880	111,357	16,182	11,249	827,896	11,818
Mini-Storage	71,828	-	-	-	-	-
Office / Services	-	84,104	53,242	48,524	12,672	130,697
Resource	-	-	-	-	4,320	-
Retail Trade	17,250	151,794	200,583	4,771	282,906	47,891
Transportation and Utilities	-	-	-	-	12,623	-
Warehousing	-	230,677	2,220,846	43,841	929,925	5,077,470
TOTAL	136,058	601,444	2,579,245	108,385	2,900,351	5,576,126

Exhibit 39 Regional Development Patterns, 2010–2019

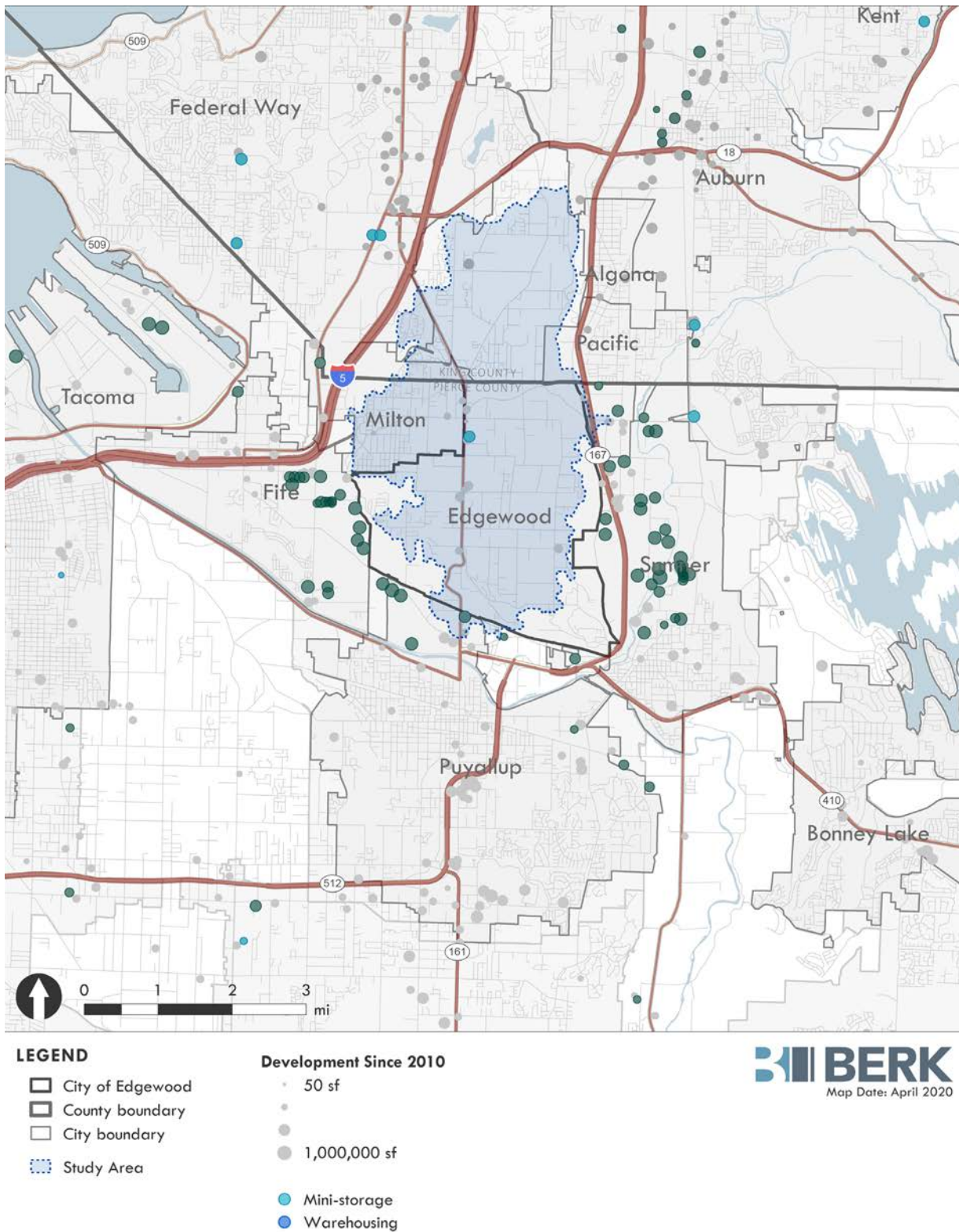


Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; ESRI, 2020; BERK, 2020.

Exhibit 40 Regional Retail Development, 2010–2019

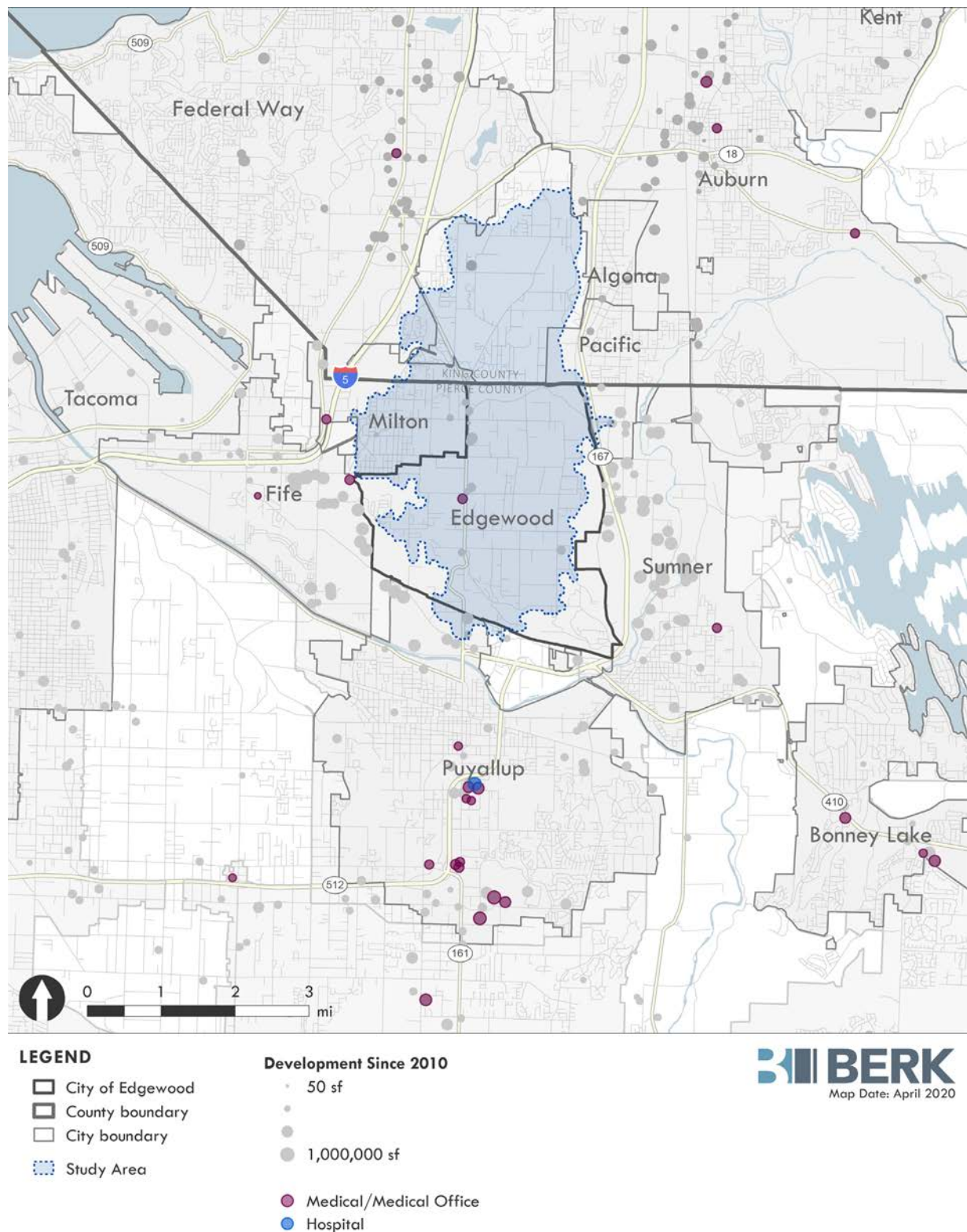


Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; ESRI, 2020; BERK, 2020.

Exhibit 41 Regional Warehouse Development, 2010–2019

Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; ESRI, 2020; BERK, 2020.

Exhibit 42 Regional Medical Office Development, 2010–2019



Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; ESRI, 2020; BERK, 2020.

Conclusions

From the review conducted, the following elements are critical in factoring into the evaluation of the study area for future economic growth:

- **Recent development in the Meridian Corridor has focused on multifamily housing, which will dramatically increase the population in the area.** Between 2016 and 2019, 628 multifamily apartment units in three discrete projects were completed in the commercial/mixed-use zones along Meridian Ave E. With the construction of an additional 292 units and future development of 232 units, there is likely to be a significant shift in the population of the city and downtown.
- **Historically, growth in employment and economic activity in Edgewood has been limited, especially in comparison with its peer cities.** A low employment-to-population ratio, along with low taxable retail sales and retail capture within the local market suggests that Edgewood and the Meridian Corridor have not experienced the same historic growth that other communities have. While Meridian Ave E is an important regional route, it does not receive the same traffic as other competing retail centers, and as such its market reach may be more limited.
- **Projections for both population and housing have been shifted downwards for Edgewood over time.** Estimates for future population and employment growth identified for Edgewood have been amended over time. The most recent 2017 version of the PSRC Land Use Vision dataset, as well as the concepts for the VISION 2050 Regional Growth Strategy suggest that future growth targets for Edgewood could be lower than in previous plans, especially if recent efforts towards developing the Town Center and Meridian Corridor are not recognized. Note that an increase in Pierce County Transit service in the corridor could help to position the Edgewood Town Center as a key center and support allocation of additional growth to the community.
- **Strong opportunities exist for attracting retail and services that are specifically directed to residents drawn to the Meridian Corridor and Town Center.** As noted, regional competition with retail nodes in other communities will continue to be a challenge over time. However, development of multifamily housing with supporting improvements in walkability can help to support a mix of uses in the center and corridor, which can help to retain more local business and increase the consumer draw within the local area.
- **Short-term development of commercial spaces in mixed-use projects may be complicated by higher retail vacancy rates.** Vacant retail spaces in the area, which are largely found in the shopping centers in the Milton portion of the corridor, may provide slack capacity that can accommodate some local retail growth over the next several years. This can provide a level of uncertainty for developers that may be interested in accommodating future retail or professional office spaces into projects, but could face challenges with leasing these spaces.

INTENTIONALLY BLANK

Study Area

Overview

Building from the review of the City of Edgewood and the commercial corridor along Edgewood Ave E, this section examines the specific elements of the study area relevant to the development of commercial and mixed-use projects within the Town Center and Mixed Use Residential zoning districts. This includes a review of the following:

- **Current land use concepts** for the Town Center and Mixed Use Residential zoning districts
- An assessment of **existing conditions**, including recent development and impacts on developable lands and achieving growth targets
- A **development regulations review**, identifying key changes to land use regulations which could support the long-term development of feasible mixed-use projects.
- An assessment of **place-based branding** for the Town Center as part of promotions for economic development.
- **Information from interviews** conducted as part of this research.
- A **pro-forma analysis of development alternatives** in the TC and MUR zones based on recent economic conditions.

This section concludes with a short list of lessons learned and recommendations for future efforts to attract new development.

Study Area: Summary of Findings

Based on the assessment of overall economic conditions, this section evaluates how conditions and policies specific to the Town Center and Mixed Use Residential zoning districts will influence future development. Major findings from this review include the following:

- **There is building capacity remaining in the Town Center and Mixed Use Residential districts.** Although the three recent multifamily projects in the Town Center zoning district are large, they have been denser than the assumptions used in previous analyses for calculating available capacity. While these projects took up larger underutilized parcels available for development, there is remaining capacity for achieving goals for higher-intensity mixed-use commercial and residential development.
- **Recent development patterns are consistent with what is being seen in the region.** Based on discussions with developers and other real estate professionals, the type of multifamily development along the Meridian Corridor is consistent with development in other communities. It has been driven in the region by a lack of available land in the region, changes in lifestyles and housing demand, and the appeal of residential projects for investment.
- **Streamlining regulations can provide clearer direction to private development.** Management of land uses through the Edgewood Municipal Code has been confusing given the complexity of the descriptions of allowable uses. Supporting clearer descriptions and providing more options for conditional use permits can make this system more flexible. Other changes in Code, such as adjusting requirements for FAR bonuses and relaxing setback requirements to accommodate commercial uses, can also streamline these regulations.
- **Adjustments to the uses allowed under regulations can also support desired mixed-use development.** Revising the uses allowed in the TC and MUR zones can also support the long-term development of these districts. Permitting more flexible commercial/employment uses is one approach, possibly through small-scale craft production linked to local retail and live/work units for small businesses providing personal and professional services. Restricting self-storage facilities can also prevent the potential development of incompatible uses.
- **Mixed-use development will still be challenging in the short term.** Although the changes detailed in this section will help, including commercial space in mixed-use projects in the short-term will be a challenge. Beyond the challenges with developing pedestrian-oriented spaces discussed previously, local vacancies and capitalization rates suggest that these spaces would be challenging to lease and would also result in a project of lower value at sale. Long-term development of a walkable, higher-density neighborhood and increases in demand for local commercial space could promote these uses in the future, however.
- **Overall, developing a complete mixed-use center will require a long-term strategy.** Although recent multifamily residential development has been dramatic, longer term development is challenged by existing improvements, land costs, and fragmented ownership. A few more vacant parcels can be developed, but larger-scale redevelopment will require further tightening of the market to make redevelopment of older buildings more feasible.
- **The City also has additional options to promote desired development.** While developing a complete neighborhood in the Town Center and Mixed Use Residential districts will be a longer-term strategy, the City has other options to promote desirable, sustainable development aside from regulation. Continuing to inform and coordinate between individual landowners about development opportunities and providing a consistent marketing campaign through branding of the Town Center can help in these efforts.

Current Land Use Concepts

Concepts for the TC and MUR zoning districts can be found in both the Edgewood Comprehensive Plan and the Municipal Code. The definition of these districts in both documents provide a general vision for intended development.

Town Center (TC)

The Town Center district is currently defined as follows in City of Edgewood policy:

- **Comprehensive Plan:** “The Town Center designation is intended to support a well-designed, pedestrian-friendly community center that reflects Edgewood’s unique local character and rural roots. It allows for a range of uses including a variety of vertical and horizontal mixed-use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses. Compatible uses are also allowed.” (LU.I.i)
- **Municipal Code:** “The Town Center (TC) zoning district is envisioned as the heart of Edgewood, reflecting a unique local character and rural roots. Borrowing from traditional town development patterns and forms, the TC is envisioned as the most walkable area of the city, with a mix of multistory and single-story buildings framing the street and other public spaces. The TC zone accommodates a range of compatible uses emphasizing a variety of vertical and horizontal mixed-use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses. The TC zone complements local traffic, bicycle, and pedestrian circulation and provides connectivity to public open spaces.” (EMC 18.80.080(B)1)

This guidance highlights the role of the Town Center as a major mixed-use node in the community. Individual policies also focus on a goal to “establish Town Center as the commercial, mixed use heart of Edgewood.” (Goal LU.V). The policies in the Comprehensive Plan for the Town Center also include the following elements:

- Serve the community and attract regional visitors (LU.V.a)
- Catalyze development with City-owned property (LU.V.b)
- Work with developers to build projects that serve the community (LU.V.c)
- Support distinctive landmarks (LU.V.d)
- Promote a mix of uses and encourage ground-floor commercial or public uses as part of all development (LU.V.e and g)
- Support pedestrian-oriented features and uses (LU.V.f)
- Explore opportunities for public spaces and recreation facilities (LU.V.h)

- Manage transitions to single-family uses (LU.V.i)
- Prioritize capital investments to achieve the development of the Town Center (LU.V.j)

Mixed Use Residential (MUR)

The Mixed Use Residential district is currently defined as follows in City of Edgewood policy:

- **Comprehensive Plan:** “The Mixed Use Residential designation is intended to accommodate a range of medium density residential housing types and to provide a visual and functional transition between residential neighborhoods and areas of more intensive development. A mix of land uses is allowed, including commercial, professional and other uses that are compatible with neighborhood character.” (LU.I.i)
- **Edgewood Municipal Code:** “The Mixed Use Residential (MUR) zoning district accommodates a range of medium density residential housing types to meet consumer preferences, changing household sizes and market demands. A mix of land uses is allowed including some commercial uses and professional office uses to provide diverse economic development opportunities, while maintaining neighborhood compatibility. This zone provides a visual and functional transition to areas of more intensive development and adjacent residential neighborhoods. Within the Meridian Corridor, achieving a high level of connectivity with streets, pedestrian and bicycle routes both within this district and to the adjoining TC district is a major goal.” (EMC 18.80.080(B)3)

Specific policies are not included for the Mixed Use Residential area, but comparable policies are provided by the Plan that are also applicable here, such as the development of ground-floor commercial uses, integration of walkable and bikeable development to promote access, and desire for high-quality design and development quality.

Existing Conditions

Overview

The Mixed Use Residential and Town Center zones are displayed on a map of the Meridian Corridor in **Exhibit 43**. This map includes all major projects in this area from 2010–2019, classified according to size and general classification.

Existing development and new projects

Existing development is described for the TC and MUR zoning districts in the following tables:

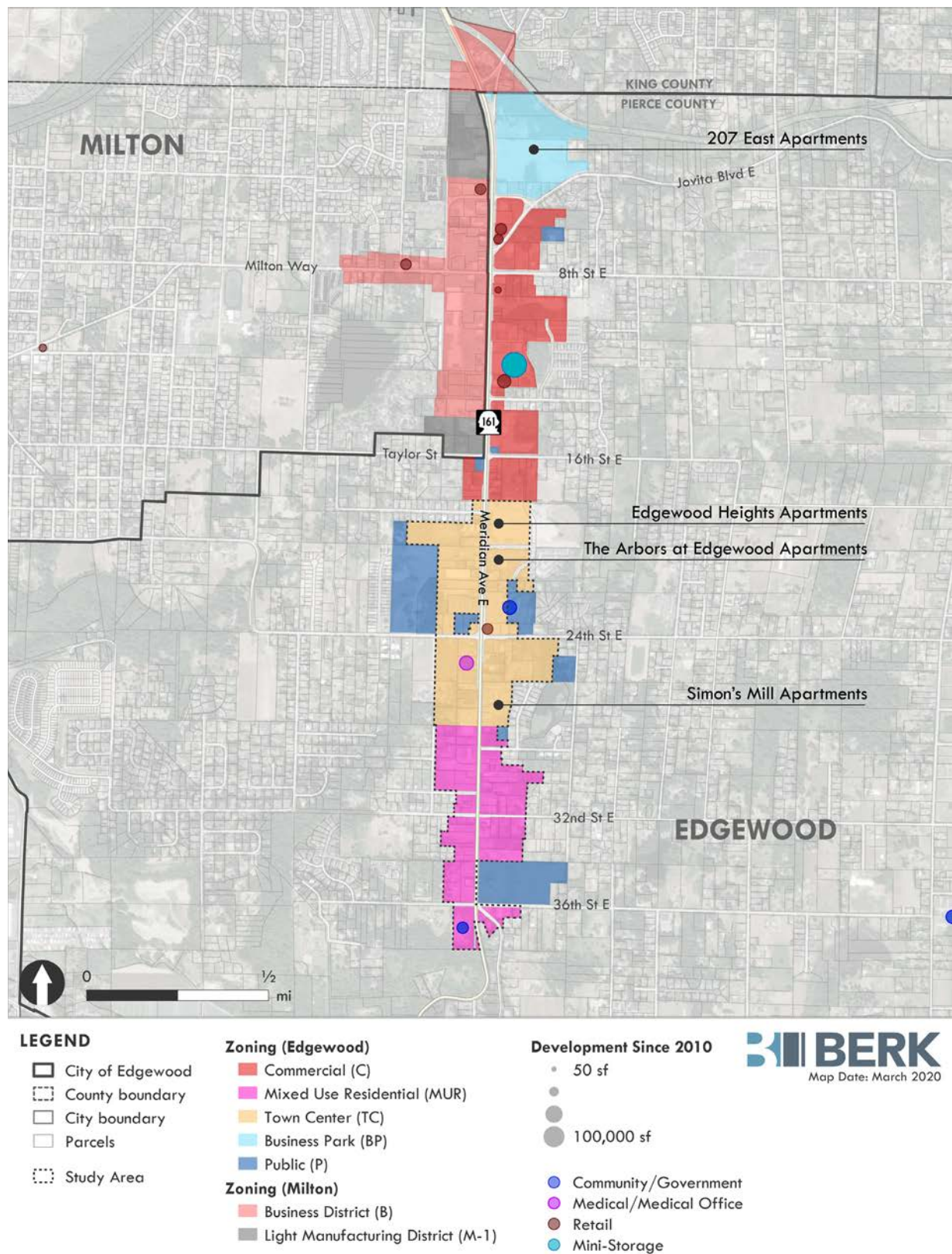
- **Exhibit 44** includes all non-residential uses in the TC and MUR districts
- **Exhibit 45** includes the counts of housing units in the Town Center and Mixed Use Residential areas

Exhibit 46 provides a list of existing development completed by 2019, as well as the proposed phase 2 for the Edgewood Heights project.

Highlights from these development statistics include the following:

- **The Mixed Use Residential zoning district largely includes older housing and commercial building stock, with significant potential for development over time.**
The statistics available for development in the Mixed Use Residential district show a significant amount of older buildings in lower density development, with about 137,000 square feet of non-residential floor space (which includes two churches). It is very likely that these sites will be identified for redevelopment if market demand for higher density housing increases over time.
- **Minimal development has occurred in the Mixed Use Residential area to date, however.** Although the Mixed Use Residential zone has been identified as a location in the city to accommodate future mixed-use projects, there has not been a substantial project in this area over the past 10 years. Only one single-family house and a church building have been developed, with no market-rate higher density projects constructed.
- **The Town Center zoning district includes less existing development, and more sites are available for new projects.** As opposed to the Mixed Use Residential district, the Town Center has received more growth over time, with a convenience store, memory care facility, and three multifamily residential projects. Aside from this development, however, opportunities for growth in this area are likely largely on lightly developed sites, as older development in this zone is relatively sparse.

Exhibit 43 Project Study Area and E Meridian Ave Corridor, Projects Developed, 2010–2019



Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; BERK, 2020.

Exhibit 44 Current Non-Residential Development in TC and MUR Districts

Property Type	Square Feet	
	MUR	TC
Auto Related	4,320	-
Bank	-	2,401
C-Store w/Gas	1,200	2,329
Education	3,120	-
Gen Warehouse 20,000 to 199,999 SF	68,916	-
Gen Warehouse up to 19,999 SF	6,425	2,590
Geriatric Services	-	16,880
Light Industrial	13,348	-
Medical	3,078	2,598
Office Class B	-	3,900
Office Class C	19,826	-
Religious Service	6,961	-
Retail Stand Alone	2,160	20,556
Snack Bar	-	94
Strip/Flex	8,166	9,260
TOTAL	137,520	60,608

Source: Pierce County Assessor Treasurer, 2020; BERK, 2020

Exhibit 45 Current Residential Development in the TC and MUR Districts

Property Type	Housing Units	
	MUR	TC
Single Family Residential	20	6
Duplex	2	-
Mobile or Manufactured Home	1	1
Apt Low Rise up to 19 Units	8	-
Apt Low Rise 20 to 99 Units	-	36
Apt Low Rise 100 Units Plus	-	628
TOTAL	31	671

Source: Pierce County Assessor Treasurer, 2020; BERK, 2020

Exhibit 46 Development Activity in TC and MUR Zones, 2010–present

Zoning	Parcel	Name	Use Description	Year Built	Housing Units	Non-Res SF
MUR	0420103042		Single Family	2011	1	-
MUR	0420161008	North Hill Adventist	Religious Service	2010	-	4,900
TC	0420094143	The Cottages at Edgewood	Geriatric Services	2014	-	16,880
TC	0420102013	Jacksons Food Stores	C-Store w/Gas	2012	-	2,329
TC	0420102111	The Arbors at Edgewood	Apt Low Rise 100 Units Plus	2016	254	-
TC	0420106034	Edgewood Heights	Apt Low Rise 100 Units Plus	2018	220	-
TC	0420106034	Edgewood Heights Apartments Phase II	Apt Low Rise 100 Units Plus	-	232	-
TC	3625000374	Simon's Mill Apartments	Apt Low Rise 100 Units Plus	2016	154	-
TOTAL					861	24,109

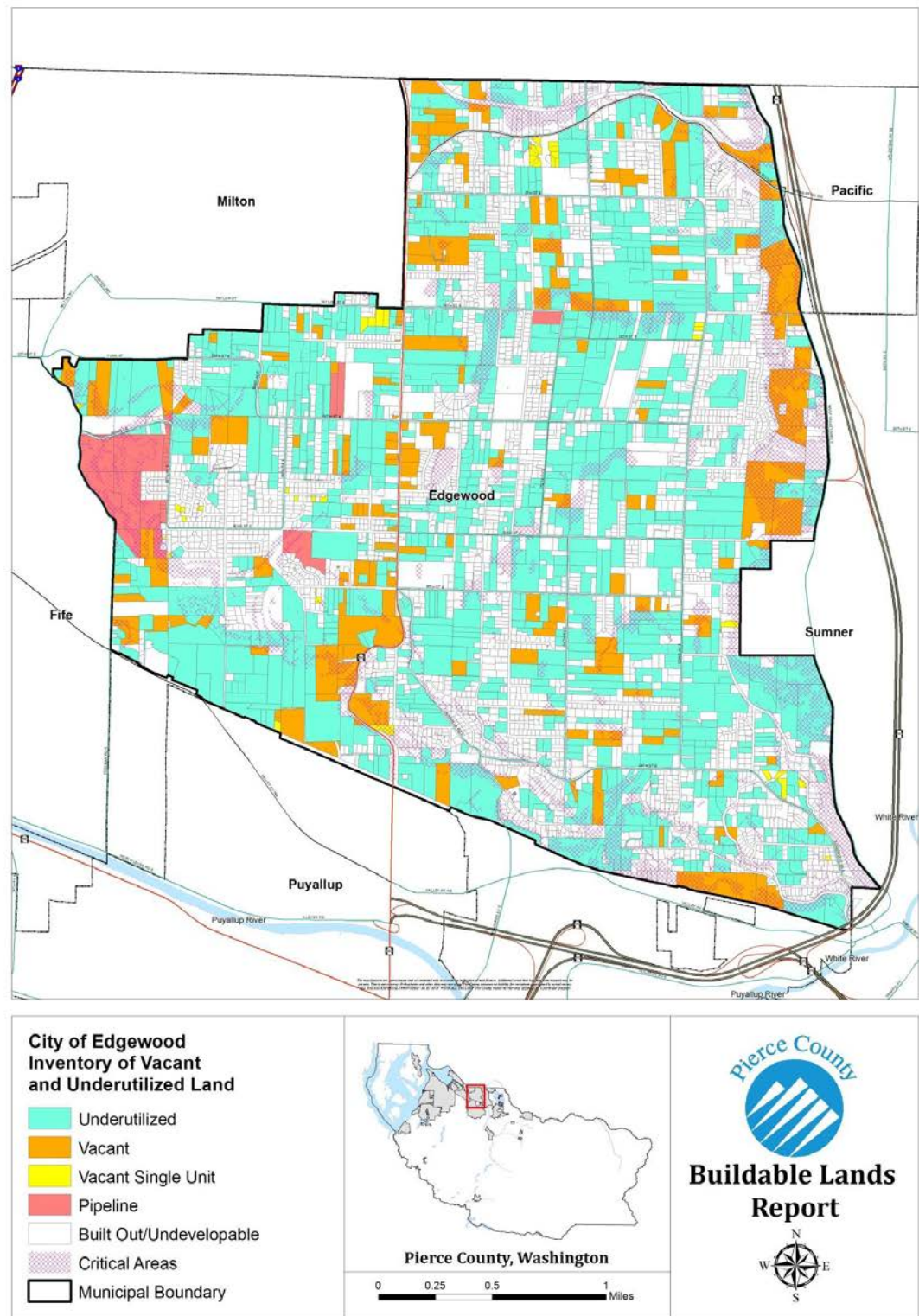
Future development potential

Exhibit 47 provides a map from the 2014 Buildable Lands report, showing the location of vacant and underutilized properties from the calculation of the current capacity of available land in Edgewood. From this map, it can be seen that there has been considerable development on available parcels identified as vacant in this map within the Town Center zoning district.

Several elements of previous reports are key in evaluating whether future development potential has been impacted by the large multifamily residential projects included in the Town Center:

- **Recent development does not exceed the land capacity devoted to housing in the 2014 Buildable Lands Report.** With respect to the Town Center, calculations from the 2014 Buildable Lands Report identify that as of 2010, approximately 15.2 acres of vacant lands and 43.4 acres of underutilized lands were located in the Town Center district, amounting to approximately 58.6 acres for development. Since 2010, projects have been sited on about 21.4 gross acres, with approximately 37.2 acres of land remaining. While most of this is available as land for redevelopment or infill versus vacant parcels, it can provide additional opportunities for new growth and development in this district. In the Report, 70% of this land was allocated to housing, while 30% was intended for new employment uses. However, even under this assumption, about 19.5 net acres remains in this district for new housing growth.
- **Alternative calculations drawn from the 2015 Comprehensive Plan also indicate that recent growth has not exceeded housing capacities.** The Comprehensive Plan includes alternate land capacity calculations based on the older 2007 Buildable Lands Report. For this assessment, about 70 acres were identified as developable, with a 70%/30% split between land devoted to housing and employment. In this case, a 25% market factor was used to adjust lands available for development, and a deduction of about 40% was used to consider roads, parks and other reductions to effective developable area. If the market factor is used to adjust the gross area available, this amounts to about 52.5 gross acres for overall development, and 36.7 acres available for housing. In both cases, there are still
- **Higher development densities have kept more developable land available for use in the Town Center district.** In the Town Center, new development has been achieved at higher densities than what was indicated in the 2014 Report. The assumptions provided with the Report indicated that the overall assumption was that development in the TC district would be at 24 housing units per adjusted net acre. Based on the adjustment factors used in this assessment, the three completed projects and one project in progress in this district provided new development at 32.0 housing units per gross acre, or about

Exhibit 47 2014 Edgewood Buildable Lands Map



Source: Pierce County, 2014

38.4 units per net acre. This represents a 60% increase in the effective density in this area, which can provide an opportunity to increase the overall capacity for development in this area. Comparable calculations with the 2015 Comprehensive Plan indicate that new development achieved 65 units per net acre, about 36% over this existing target.

Based on these calculations, the following conclusions can be reached:

- **Housing capacities for the Town Center district in previous studies have not been exceeded.** Assumed land capacities for housing incorporated into the 2014 Buildable Lands Report and the 2015 Comprehensive Plan have not been exceeded by recent growth. This is due in part to the higher than assumed aggregate densities in these projects. Although the lack of retail or office development in these projects deviates from the assumptions in previous calculations, this is consistent with a relatively low rate of employment growth in the city, and higher vacancy rates for retail development in the broader area.
- **There has been little growth in the Mixed Use Residential area, potentially due to the costs of redevelopment versus development of vacant parcels.** Given the higher amount of existing development and lower proportion of vacant parcels in the Mixed Use Residential area, it is likely that initial multifamily growth in the area has been gravitating towards other districts that would not require future land development. Although some larger vacant portions of parcels can still be found in the Town Center, it is likely that growth will slow down when remaining developable land requires redevelopment of a site.

Development Regulations Review

Overview

As part of a review of potential options for the City of Edgewood to encourage economic development in the Town Center and Mixed Use Residential areas, this report provides an overview of potential changes to Edgewood land use policies and regulations that could improve development feasibility and the attraction of businesses to the Town Center and Mixed Use Residential areas.

These potential changes include:

- A review of the general management of land uses, including the definitions of land uses and management of permitted and conditional uses (EMC 18.70)

- The setback requirements in the TC zoning district mandating that 30% of the frontage on an arterial to a 150-foot depth is allocated to commercial uses (Table 2, EMC 18.80.080D)
- The framework for FAR bonusing for public amenities (Table 3, EMC 18.80.080D)
- Restrictions on self-storage facilities
- Relaxations of the zoning code for craft production/manufacturing
- Provisions for live-work units

General management of land uses

Concurrent with the review of the Town Center (TC) and Mixed Use Residential (MUR) Districts, the City of Edgewood is evaluating potential revisions to zoning and land use regulations in the Edgewood Municipal Code. As part of this process, the City envisions that the current regulations of permitted land uses can be changed to streamline the process and provide consistency and clarity to the public and landowners.

One area of interest is with the definition of uses under the Code. The current system of land uses types and levels that is found in EMC 18.70 is a complex list that is difficult for users to parse and understand. It also appears to incorporate detailed regulation of the intensity of uses in definitions, without a clear rationale for this additional step outside of other regulation of built form elsewhere in the Code. These definitions are confusing and the level of detail does not appear to serve a genuine public purpose. Therefore, these land use definitions should be changed, with accompanying adjustments to the allowable uses by zone.

Regulating land uses within a municipal zoning code can be managed different from community to community, and there is no single consistent source for defining the land uses to be included. In many cases, these definitions can have multiple sources, and even develop incrementally over time as the code is amended. Communities working to develop an entirely new structure for their zoning code can rely on different possible sources for these definitions. These can include:

- **North American Industrial Classification System (NAICS) codes.** The federal Office of Management and Budget, in collaboration with its Canadian and Mexican counterparts, developed a coding system for classifying business establishments for statistics record-keeping and analysis purposes. These codes are typically grouped according to the general production processes used for certain types of goods and services, and present a hierarchical approach to clustering similar businesses. A high-level summary of these codes at a three-digit level is provided in the Appendix.

- **Washington State Department of Revenue / Pierce County Assessor Land Use Codes.** Under RCW 36.21.100, the Washington State Department of Revenue is required to prescribe use classes of real property for the purposes of property tax assessment reporting, which are provided under WAC 458-53-030. This list is presented as two-digit land use codes, which can be used as a basis for more detailed land use codes to be developed by individual counties for record-keeping. For Edgewood, the Pierce County Assessor-Treasurer has developed a four-digit system, incorporating a second level of detail to define land uses. The DOR and Pierce County systems are provided in the Appendix.
- **Definitions from other communities or model codes.** Although the zoning definitions found in other communities or model codes may not be dependent on a consistent system from a higher-level source, most systems are typically developed from common practice in the field. Many of these designations have had a basis in the needs for consistent planning regulation, as well as defense against legal challenges. Because of this, these can be more robust in managing land uses in a community than other types of land use classifications.

In practice, these systems all have advantages and disadvantages when applied to land use regulation. A hybrid approach relying on a combination of these three approaches, using the NAICS land uses as a base, is likely to be the most efficient approach.

These revisions to the definitions of land uses should consider the following:

- **Some land uses may be required to be regulated based on their impacts, not on the business NAICS codes.** NAICS definitions and associated codes may provide a definition for the function of a business in the economy, but their actual on-site activities may vary considerably. The most important example of this is with respect to office space: regular office functions are likely to be independent of the type of business, and should be regulated separately from the topic area of the business.
- **Accessory activities should also be regulated separately.** Onsite activities such as site display or storage or parking should be managed separately from the main activities. These regulations should be consistent across different site uses to ensure an even application of these requirements.
- **Sexually-oriented businesses and marijuana production, processing, and sales will require separate consideration under the zoning code.** There are specific uses that may not be directly comparable to NAICS designations, and require additional requirements and restrictions. These should be evaluated on a case-by-case basis.
- **Uses should be aggregated where possible to allow for some flexibility.** Providing detailed descriptions of land uses in regulation may reduce the applicability of these

constraints in other situations. Where possible, land uses should be aggregated and generalized to provide City staff with flexibility and discretion in land use regulation.

- **Crosswalks to existing systems for land use designation should be developed to provide guidance.** Although it may not be useful to regulate based on a direct translation of the NAICS framework, the City should maintain a crosswalk that relates NAICS codes to particular land use definitions to provide guidance in regulation. This can assist staff in making determinations about the requirements for a specific business in a district of interest.
- **Administrative and conditional use permits can be used to assure that local development is maintained to a high standard without the need to unilaterally exclude certain land uses.** The flexibility of this type of review can be supported further with a clear definition of guidelines for the review process made available to applicants.

Setback requirements for multifamily residential projects

Requirements in the current Edgewood Municipal Code mandate that residential single-use projects in the Town Center zone that are three acres or greater preserve a minimum of 30% of the area within 150 feet of the arterial right-of-way line as retail or office commercial uses (see EMC 18.80.080D, Table 2, note 3). These requirements are intended to ensure that sufficient land is maintained to provide for future commercial growth along the Meridian Corridor, with residential development provided further from the arterial right-of-way.

This requirement is challenging for several reasons:

- **Current development is largely avoiding these restrictions.** The development projects at The Arbors at Edgewood, Edgewood Heights, and Simon's Mill Apartments do not have significant setbacks along Meridian Ave E in accordance with these requirements, despite their largely residential focus.
- **Restricting this requirement to only a portion of the total frontage will likely lead to sporadic, unconnected development.** Providing only 30% of the total frontage on an arterial for current or future commercial development can maintain space in the Town Center district for commercial development. However, without clear guidance on where that 30% is located, these designated areas could be located sporadically along arterials, resulting in patches of potential commercial development that may not be well-integrated with the pedestrian networks in the area.
- **Development on areas reserved under these requirements may be focused on auto-oriented uses.** Retaining the areas within 150 feet of an arterial likely means that if these sites are used for new commercial development, they will likely include

auto-oriented uses. These uses may not integrate well with the rest of the neighborhood, especially if these sites are developed later without proper conceptual planning.

- **Removing a significant portion of a site from immediate residential development may reduce the feasibility of a project overall.** Although 150 feet does not extend across the entire width of the TC zones along arterials, it can still amount to a significant percentage of the total site. In these cases, losing higher-density residential development to required areas for commercial development can reduce the expected returns from a single-use residential project.

For these reasons, incorporating setback requirements to promote horizontal mixed use would appear to work against the notion of building a connected, walkable neighborhood with integrated retail and office uses. This requirement should be dropped to allow for the

FAR bonusing

One element of the Edgewood Municipal Code that appears to add significant complexity without a strong guiding concept is the provision for permitting greater height and density on a development site in exchange for certain provisions made by the developer. This list is included as Table 3 under EMC 18.80.080D, and has 15 individual items that include:

- Development of the parallel road network
- Addition of a public park or plaza
- Inclusion of a through block connection or alley enhancement
- Vertical mixed-use development
- Underground or structure at-grade parking
- Affordable housing
- Ground-floor pedestrian-oriented commercial development
- LEED Gold or Silver certification
- Multi-modal pathways
- Public meeting room
- Water features
- Public art

Fulfilling these requirements can provide a bonus to floor area ratio (FAR), with increases from 0.25 to 1.5 (dedication and construction of the parallel road network). For the TC zone, FAR can increase from 1 to 4, while FAR in the MUR zone can increase from 0.5 to 2. Increases beyond an FAR of 3 in the TC zone also provide an additional 10 feet of allowable building height.

This approach to receiving considerations from developers in exchange for increased development capacity should consider the following:

- **Some items on the list are critical to achieving the overall mixed-use concept for the neighborhood.** This list does provide incentives to realize major planning goals. The development of the parallel road network, green spaces, and multi-modal pathways as part of projects can be essential. These incentives can in fact be an very important approach to building out the neighborhood according to the overall concepts identified.
- **Other items tend to be minor, likely with limited public benefit in comparison to their value to developers.** Other bonuses present incentives for other types of benefits that may be relatively minor in relation to achieving the overall concept for the Town Center and broader Meridian Corridor. For example, incentives for LEED certification, water features, meeting rooms, and public art may provide some level of benefit to the community, but these considerations are generally secondary in achieving a walkable neighborhood concept.
- **Finally, some elements are likely to be adopted independently by developers when they support feasible development.** Characteristics such as mixed-use development, ground-floor retail, and underground / structure parking are likely to be explored in situations where these building formats make sense. In these cases, providing a benefit to FAR may encourage development types which are not necessarily well-suited to current market conditions.

Overall, a primary recommendation for this list is to remove extraneous items and focus on achieving the long-term urban form for the neighborhood. This section of the zoning code should be simplified to focus the intent on developing the walkability and connectivity of the Town Center and Mixed Use Residential zones. Directing incentives towards this goal and removing extraneous items can ensure that the benefits from increased development capacity are more specifically directed to achieve the long-term urban form concept for this area.

Self-storage facilities

Self-storage facilities present a challenge to cities. Although there is a rising need for personal storage, especially in urban areas where living spaces are smaller, mini-warehouse style storage facilities present a difficult use to incorporate into certain neighborhoods.

- **Challenges to urban form and character.** From a neighborhood development perspective, a self-storage facility does not typically support lively street frontage given its large potential footprint. Because of this, new mini-warehousing uses can negatively impact the aesthetics and feeling of neighborhood character, especially in areas with a mix of uses that rely on non-motorized traffic for customers.

- **Impacts to municipal finances.** The development of a self-storage facility does provide for an increase of improvement value and a corresponding increase in property taxes for a site. However, units rented for 30 days or longer are assumed to be leased real estate, and are not subject to sales taxes that would be received by the City. This reduces their fiscal sustainability with respect to municipal budgets.
- **Minimal employment benefits.** This type of development also provides relatively minimal yields of new employment for the size of proposed facilities. This can complicate efforts to achieve local employment targets with available land capacity.

Overall, these characteristics mean that locating self-storage facilities in areas that would potentially have more productive uses, such as in the Mixed Use Regional area, would have significant and negative effects to the city. Where possible, self-storage facilities should be excluded from areas where more productive commercial and mixed-use projects are expected in the long-term, or alternately, should be provided with specific development requirements to minimize their size and impacts on the neighborhood environment.

Craft production uses

Although typical zoning codes attempt to separate residential and retail uses away from other uses that may conflict due to noise, odor, or other types of nuisances, some communities have experimented with accommodating light manufacturing uses with minimal off-site impacts into neighborhoods. These uses, which typically include a related retail component to link the business with the neighborhood, can provide for onsite production of goods for sale.

The most visible examples of this type of use has been with the small-scale production of alcoholic beverages as part of micro-breweries, small wineries, and micro-distilleries. However, this can incorporate other types of uses related to production, including:

- Other food and beverage production, such as coffee roasteries, bakeries, or confectionaries
- Manufacturing of crafts, including jewelry-making, pottery, or glassblowing
- Limited artisanal production facilities for other consumer goods, such as small textile mills, woodworking shops, or metalworking shops
- Limited crop production, such as through indoor vertical farming

Technological changes have allowed these uses to operate with much less nuisance to surrounding properties, and design requirements and size or production limits can ensure that regular operations do not unduly impact neighbors. Visitors and patrons can also see the production of these goods in person, and some businesses provide educational courses and tours as well.

One successful example of this use in practice has been with the City of Tacoma. Under the Tacoma Municipal Code, “craft production” is defined as: “A commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment.” Examples referenced by the City of Tacoma specifically include: ceramic art, candle-making, custom jewelry manufacture, bakeries, and coffee roasting. (TMC 13.06.700B)

Additional zoning requirements mandate that it “must include a retail/eating/drinking/tasting component that occupies a minimum of 10% of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public” along with landscaping around storage areas and operation of activities within an enclosed buildings. (TMC 13.13.06.200)

Providing a craft production designation as part of the zoning code can provide several advantages to the Town Center area:

- **These provisions in the zoning code can provide flexibility for compatible businesses.** Flexibility with uses and activities within a zone can help to attract and retain businesses in the community. A craft production designation in the Code is aligned with the trend to permit micro-breweries within a zone. However, this allows for more flexible interpretations to ensure that similar types of light manufacturing can be included in an area under comparable requirements.
- **Craft production presents strong opportunities for promoting tourism.** Providing for small-scale manufacturing specifically oriented to retail production and on-site sales can present a potential draw for tourists and visitors to the community. Valued types of local production can present a wider draw, and can even provide a local reputation or brand, and anchor a broader cluster of related local offerings.
- **Policies promoting small-scale production can also support the growth and development of small businesses in the community.** Small businesses are often drawn to areas that allow craft manufacturing. Providing a retail component to the business can bring in the revenue to support initial efforts to scale up production, and size and production limitations are not a strong constraint to these businesses.

Live-work units

One potential option for accommodating broader options for employment in the city is with “live-work units”. These housing formats combine both residential and commercial uses within the same dwelling. Many cities in Washington expressly permit this type of unit within different residential and commercial zones to promote small businesses and to encourage mixed use communities. This use is distinct from home occupations, which are frequently

allowed in residential zones. Home occupations typically require that structures maintain a distinctly residential character and that commercial business operations do not allow for passer-by customers or multiple on-site employees. Live-work units do not incorporate these restrictions, although some zones will specify allowed commercial uses or size restrictions.

- **Seattle** began integrating live-work units into their zoning code in 2003. Live/Work units are categorized as non-residential uses and today are permitted within Commercial, Neighborhood Commercial, Residential Commercial, and Mixed Use zones. Additionally, Midrise and Highrise Residential zones allow live/work units with added restrictions on the type of commercial activities allowed. Permissible business types include: business support services, food processing and craft work, general sales and services, medical services, offices, or restaurants.
- **Tacoma** permits both live-/work and work-live units. The distinction between these two types is made by floor space: live-work units require residential use to comprise 50% or more of the floor space and work-live units require commercial use to comprise 50% or more of the floor space. In general, these units are restricted to 3,000 SF and are permitted in Commercial, Mixed Use, and Downtown zoning districts. The resident of the dwelling must be the business owner or a business employee. Business uses allowed for Tacoma units include: assembly, office/café/business, retail, and manufacturing. Marijuana businesses and hazardous or storage uses are not allowed.
- In **Sumner**, live-work units are incorporated into the municipal code for Planned Mixed-Use Development (PMUD) districts. PMUDs are permitted in Neighborhood Commercial, Central Business District, and General Commercial zones. Commercial districts also allow “accessory residential uses” where a single-family residence is incorporated as “an integral part of a commercial building for the exclusive use by the owner-operator of the business”.

Incorporating these as part of local zoning in Edgewood, especially with respect to the Mixed Use Residential and Town Center uses, has several distinct advantages:

- **Live-work units can be strong alternatives to ground-floor retail/office uses in residential projects.** Many live-work units in residential projects are provided with street frontage, typically with ceiling heights typical of commercial street-level activities. This can provide flexible options for accommodating businesses, especially when the market for residential space is strong, but the local environment would not support standard retail uses.
- **Live-work units can provide support for home-based businesses.** As a community, Edgewood appears to have a significant number of home-based businesses and employees working remotely. Providing live-work spaces as an option for these workers can provide more flexible alternatives, and these units can even serve as incubator

spaces for certain types of businesses when dedicated commercial space would be too expensive.

- **Future market demand could potentially be accommodated through remodeling or reusing the space.** Live-work units on the ground floor of buildings can be designed for flexible uses, and potentially even future conversion to other types of space. In certain cases, it may be desirable to plan for these units to be converted to single-use residential or retail spaces to accommodate future needs.

Town Center Branding

What is Branding?

One modern trend in local economic development has been to cultivate and advertise the offerings of a community through a consistent theme or brand. These “destination branding” or “place-based branding” strategies are typically based on elements of a community’s existing reputation and build a distinct image for publicity that can distinguish it from competing communities, both locally and over a wider area. Efforts such as these can be integrated with other types of advertising and outreach to attract new residents, businesses, and visitors, and enhance the draw of local businesses.

Branding efforts for a place often include several elements, both to communicate the concept for the community and support and maintain the assets of a place that are key to the brand. Branding campaigns may include:

- An overall vision, theme, or concept
- A tagline or slogan to express the concept
- Graphic design standards (e.g., fonts, color palette, logo)
- Signage for gateways, wayfinding, and information
- Neighborhood design guidelines or standards
- Public art and landmarks
- Targeted advertisements and business attraction efforts
- Community festivals and events
- Guidance for local decision-making to maintain and enhance the brand (e.g., does this keep Portland weird?)

It should be noted that efforts at community branding may not necessarily provide substantive results for the investment, however. A common criticism of municipal branding

efforts is that the results can be generic, providing a message that is too general to be applied only to the place in question. Similarly, without the participation of stakeholders, these efforts are often seen as a top-down effort with little effect in the community. One statistic in 2012 from an Australian place-branding consultant suggested that about 86% of over 5,000 brands examined have failed within a year of launch, often abandoned due to a lack of return, low participation, or other issues (North, 2014). This statistic highlights that while a branding approach may be a useful strategy, it must be planned and coordinated effectively to be successful.

Example: Leavenworth, WA

Leavenworth became a Bavarian theme town in the 1960s in hopes of revitalizing the local economy, devastated after the Depression and loss of its railroad. After years of committed advocates garnering community support, Leavenworth finally worked to transform into a tourism-based theme town. The two main champions of the initiative purchased land in the downtown area for a remodel aligned with the new aesthetic. Other property owners followed suit, and the town facelift was completed using private funds and volunteer efforts.

This transformation included substantial investments of time and energy. Leavenworth introduced a series of festivals, redeveloped its downtown business district, and incorporated design codes to reinforce the town's selected character. The Leavenworth Design Review Board, established in 1970, upholds these aesthetic standards today.

Unusual restrictions reinforce the Bavarian theme. In determining whether the proposed placement, construction, change, addition, or alteration conforms to exterior design of the Old World Bavarian architectural theme, the design review board shall consider the compatibility of the proposed exterior design with the existing design review board approved Bavarian structures and designs in the commercial zone districts of the city and the city's urban growth area and may, in addition, consult the following publications which contain many examples of architecture, including some examples that are specific to the Old World Bavarian architectural theme (LMC 14.08.030)

All signs permitted within the commercial zoning districts of the city shall be compatible in design and color with the Old World Bavarian Alpine theme and with the buildings and uses with which they are associated. Signage shall include Baroque, Rococo, Classical, or Bavarian folk art graphics or elements (such as shape or ornamentation). Sign design and Baroque, Rococo, Classical, or Bavarian folk art graphics or elements shall conform with examples shown in the booklet of photographs entitled "Portfolio of Photographs of Old World Bavarian Architecture and Signs for the City of Leavenworth" referred to in LMC 14.08.100 or as approved by the design review board. (LMC 14.10.180)

Recommendations

The City of Edgewood should be open to explore the possibilities of branding in the future for the Town Center. As noted, this can provide an overall guiding theme for economic development activities and add a distinct sense of local character to promote the community. This can be important as Edgewood works to compete with other communities across the region to attract residents, businesses, and visitors.

The main challenge for Edgewood will be whether the Town Center is developed enough to have a distinctive identity to promote through a branding campaign. Although new residential projects have been completed in the corridor, building a brand may require attracting additional businesses and building other assets in the Town Center before a concept would be seen as unique and genuine.

If (or when) the City decides to support a branding strategy for the Town Center, there are several elements to consider in focusing this effort and improving its chances of success.

- **Initial development of a brand should be collaborative, bottom-up, and exploratory.** Although many cities and towns strive to build a local brand, the most difficult challenge is the buy-in from the community. As maintaining a local brand requires consistent effort across the entire community, a topdown effort from the City may not provide an authentic, shared message. To this end, this process should be led primarily by private business and community leaders with support from the City, and it should work to openly explore what the Town Center should be known for.
- **Brand images should be bold and capitalize on existing and future opportunities.** As noted, many place-based brands fail in part because they do not create a distinct emotional connection for stakeholders or potential visitors. Successful brands typically adapt unique local assets and features in a powerful and positive way to highlight a community's strengths, and deliver a unique message that can be incorporated into outreach materials. These should also highlight elements that can be used by local businesses in their own branding as well.
- **Brand strategies should be incorporated into an ongoing campaign.** Integrating a brand into the identity of a place such as the Town Center will involve not only front-end tasks of developing a graphic style and marketing campaign, but ongoing activities to maintain and update the brand as needed. Regular events, targeted recruitment efforts, and integration of the brand into other decision-making about the Town Center will be necessary to ensure that the brand continues to be a success.

Stakeholder Interviews

As part of the research conducted for this project, we worked to contact developers to understand the issues involved with real estate development in the region and in Edgewood. Based on an interview conducted for this project and previous discussions with other developers in the area, the following points have been identified as relevant as part of the discussion on the Town Center and Mixed Use Residential areas.

- **Challenges with single-family residential development are driving multifamily projects.** The Pierce County Urban Growth Boundaries have been restricting the ability for new growth across the County from being accommodated in single-family homes. While many developers were holding onto land from before the last recession for development, many that are trying to acquire new land are facing escalating costs due to scarcity.
- **Generally, multifamily development in Pierce County overall is tending toward major corridors.** These locations provide services and capacity for volumes of traffic that are necessary to support these types of developments.
- **Large-scale office development is a challenging proposition throughout the region, except in key urban centers such as Seattle and Bellevue.** Residents are more likely to commute to get to work in Seattle or Bellevue rather than stay and work at a local office in their community.
- **Multifamily development as a new lifestyle choice.** There are a wide range of preferences for housing in the region, but tastes are changing. Multifamily projects with significant amenities are seen as an alternative choice now, especially for young professionals and older adults looking to downsize. Not all amenities will pencil out, but there is generally a trend towards the live-work-play type of concept.
- **The cost of development varies significantly based on a range of factors.** In terms of the local regulatory environments, both Sumner and Edgewood have more predictable processes and developer-friendly approaches, while Puyallup and Gig Harbor are seen as having more challenging regulatory conditions for development.
- **Attracting well-known national tenants for properties can be key for success.** Attracting national/multinational tenants to local retail commercial spaces can help to support a lower cap rate and higher value for these properties. Attracting these tenants can be critical when attracting interest in additional development of this type as part of a mixed-use center.

Analysis of Land Development

Current land available

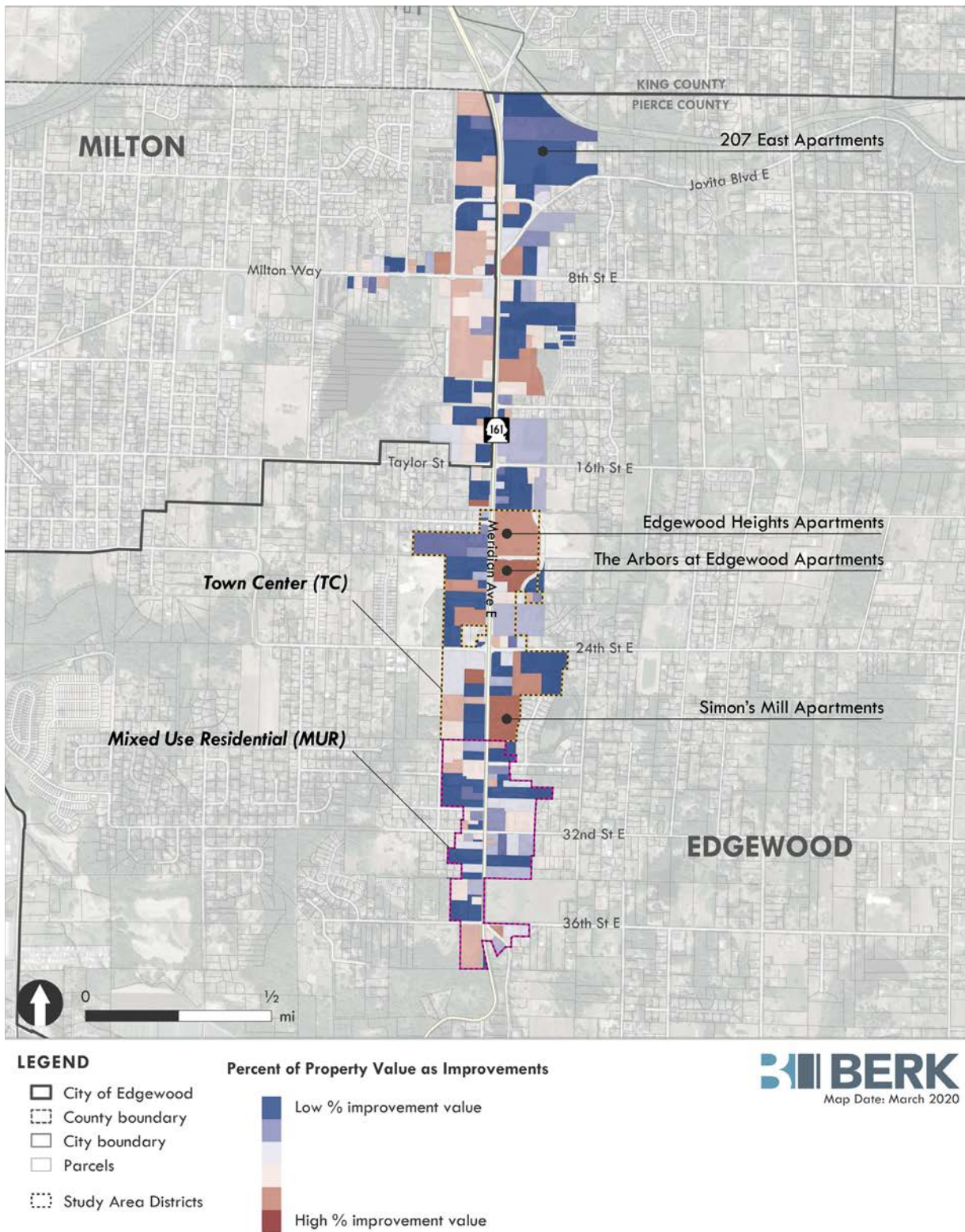
The current availability of land for development in the Town Center and Mixed Use Residential areas is important to understand the future potential for growth along the Meridian Corridor. Exhibit 48 includes a map of the assessed improvement values as a percentage of total value by parcel in the Meridian Ave E corridor, which indicates:

- Parcels with intensive development value located on the site, which are unlikely to be available for future development (red)
- Parcels with some level of development, which may be available for future redevelopment, especially in cases where existing structures are older and obsolete (light red to light blue)
- Parcels with little to no development value located on the site, which may be vacant parcels available for use (blue)

Note that this analysis does not evaluate the configuration of parcels or any other development limitations present on the site, such as wetlands or drainage issues.

This exhibit highlights the following:

- **Available parcels in the Mixed Use Residential area are smaller, and they generally tend to have greater improvement values per unit area of the parcel.** The recent developments in the Town Center stand out as significant outliers with high improvement value from new construction. However, the areas in the Mixed Use Residential district generally appear to be smaller, and these parcels generally tend to have moderate assessed improvement values when adjusted for the size of the property. As such, these parcels may be targeted in the long term for redevelopment.
- **Recent multifamily residential projects took advantage of “low-hanging fruit” with respect to available sites for development.** Although the distributions of land and improvement values suggest that there are likely additional sites available for development in the Town Center area, the recent high-density multifamily projects likely took advantage of larger parcels with lower on-site improvement values that would be easier to develop. Further development in this corridor is possible and there are some vacant and underdeveloped parcels available for use, but will likely be more challenging over time as ideal sites (large sites with few improvements and frontage on Meridian) are taken up with new development.

Exhibit 48 Property Improvement Value as a Proportion of Total Value, Meridian Corridor, 2019

Source: King County GIS, 2020; Pierce County GIS, 2020; City of Edgewood, 2020; City of Milton, 2020; Pierce County Assessor-Treasurer, 2020; BERK, 2020.

- **Long-term efforts to encourage more intensive development, especially in the Mixed Use Residential district, may require efforts to coordinate development over time.**

Given that many of the sites in the corridor have significant improvement value already present, development may be feasible only after these buildings have depreciated further in value. In addition, smaller parcel sizes will also challenge the development of larger projects. This is especially the case in the Mixed Use Residential area, and may impact the pace of development there in the short term. The City, in partnership with the Economic Development Advisory Board and external organizations, is working to support this coordination with landowners and developers in the area, including opportunities for future joint projects.

Pro forma analysis

This section describes the findings associated with a pro forma analysis of new prototypical development in the Town Center and Mixed Use Residential areas of Edgewood. These models assume the following:

- In each case, the feasibility of a development on a four-acre site is evaluated for both the TC and MUR zones.
- Each project is assumed to achieve the maximum FAR for the site, and relies on surface and structure parking to accommodate parking requirements. FAR bonusing is assumed to be achieved through site improvements, but not including improvements to the parallel road network.
- Values for housing rents, commercial lease rates, and vacancies are drawn from the estimates for the local market provided in the previous section.
- Land prices are assumed to be based on the assessed value of sample properties from the area.
- Building costs are drawn from RSMeans and assumed to be constant across all the scenarios conducted.
- Capitalization and interest rates are based on values drawn in January 2020, as shown in Exhibit 36 in the previous section.

These projects are assumed to be managed for a 6-year hold period as rental properties and sold at the end of this period.

From the models developed for land development, the following trends can be identified:

- **Overall, residential development feasibility is strongly related to land costs.**
Highlighting the trends noted previously, available land costs are a strong input to the feasibility of residential projects. Parcels with existing improvements on the site,

especially buildings that still have productive uses, will be priced higher and will not be cost-competitive in the short term for these projects.

- **The redevelopment of Mixed Use Residential areas are also less feasible at present given the lower amount of additional development intensity that can be achieved.** Generally, new development in the Mixed Use Residential zoning district is already challenging, given more fragmented parcel ownership and more improvements located on these properties. However, the lower allowed height and intensity of new development means that it will be challenging to receive better returns from redevelopment projects. Projects in this area will likely consist of infill until the existing buildings on site will depreciate further.
- **Allowing additional density in the Mixed Use Residential could spur earlier development but would not be consistent with existing concepts.** Considering that the lower potential gain in intensity that could be received with new development in the Mixed Use Residential areas may delay new projects in these areas, one solution would be to increase FAR and heights in these areas. While this is a potential option, this would significantly adjust the land use concept for this area, and it would not align with the concept of providing a transition area for the Town Center. It could be explored as part of a new plan for the Corridor, however.
- **Integrating mixed-use development provides somewhat lower returns and an increase in project risk.** In evaluating the different scenarios for mixed-use residential/commercial versus single-use residential projects, a clear conclusion is that commercial spaces do not currently represent a strong benefit for potential projects. Although base commercial rents alone do not represent a dramatic loss in likely project revenue, especially if higher-end uses such as medical office could be accommodated, high local vacancies and high capitalization rates suggest that these spaces would be a greater risk for investors. For horizontal mixed use, especially in low-rise projects, lower returns may also be spurred by smaller commercial buildings with lower heights and development intensities.
- **Generally, developing a sustainable mix of commercial and residential uses will depend on encouraging the amenity value of the commercial uses to neighborhood residents.** Beyond straightforward calculations of the feasibility of mixed-use projects under current conditions, there is also the future amenity value residents could have with living in a complete, walkable neighborhood with local retail and service options. The long-term development of this concept could make retail/service commercial uses one element to make Edgewood Town Center a competitive location for drawing in future residents.

Conclusions

The analysis from this section indicates the following elements relative to the analyses conducted:

- **Recent growth does not exceed available building capacity.** Over the short term, available capacity in the Town Center and Mixed Use Residential areas retain capacity to support future growth. Based on earlier calculations from the 2014 Buildable Lands Report and the 2015 Comprehensive Plan, the development capacity available in the Town Center has not exceeded identified capacity for housing growth. Note, however, that this may be due to the presence of large vacant parcels available in the TC district; development in the MUR district has been minimal, likely due in part to existing development in that area.
- **Flexibility with the zoning code can help to facilitate new development.** The recommendations provided in this section highlight potential options to make the zoning code in Edgewood flexible and able to accommodate a wider range of possible uses. Incorporating a flexible use list and providing live-work units and spaces for craft production in particular can encourage smaller businesses to locate and grow within Edgewood.
- **Branding efforts can be worthwhile if there is a clear understanding of the risks involved.** Incorporating branding into marketing and outreach efforts for the City can be a strong way to provide an overall theme to efforts to market the city to visitors, tourists, and potential new residents. These efforts should work to build on local resources in a unique and interesting way, and should be part of a community-led, bottom-up process if possible. Good planning for these efforts is essential, especially as there is the potential for failure if there is little buy-in or if the proposed brand is not a good fit.
- **The distribution of property sizes and value suggests that smaller properties with improvements may be a challenge for coordinating development along the corridor.** For the Town Center and especially the Mixed Use Residential districts, existing development on smaller parcels may pose an obstacle to development, especially in the short term when many of these properties are still in productive use. Efforts by the City to coordinate development opportunities between landowners may help to facilitate new projects in these areas over time.
- **Pro forma analyses highlight that development of residential/commercial mixed-use is a challenging proposition in the short term.** Regardless of format, mixed-use development results in lower risk-adjusted returns. For horizontal mixed-use, the footprint of single-story retail commercial space replaces multi-story residential buildings on a site, resulting in a decline in returns. Accommodating office and retail into vertical mixed-use projects will also reduce project returns because of high local vacancy rates and capitalization rates.

Recommendations for Action

Overview of Findings

Through plans and policies developed since incorporation, The City of Edgewood is working to develop a strong and resilient downtown at the Town Center, supported by a corridor of commercial development along Meridian Ave E. One of the primary challenges to this effort is that the community is strongly oriented to commuters that primarily access destinations by car, and the broader area contains several regional and super-regional centers that provide opportunities for regular shopping. While Meridian Ave E does provide some regional connectivity, these other centers are positioned to take advantage of a broader market area for growth.

Local conditions in the retail and office real estate markets also signal challenges with realizing this vision, at least according to short-term trends. Limited rates of retail commercial development over the past decade and high vacancy rates along the Meridian Ave E corridor suggest significant competition with the regional market. Future opportunities may need to take advantage of a different community-based model to achieve a healthy mixed-use commercial center.

To this end, one long-term strategy to guiding the Town Center would involve bringing a critical mass of potential customers for the desired mix of retail uses for a commercial node. Linking the Town Center with surrounding neighborhoods and encouraging higher-density residential growth would be effective in drawing in local patrons to the types of businesses typical of a mixed-use center. This would present an alternative vision that would distinguish Edgewood Town Center from other commercial nodes, and draw in surrounding residents to local businesses.

A final note: as of the development of this report, the full effects of the COVID-19 epidemic on regional and local economies are unclear. The short- and mid-term economic impacts will be very significant in a region strongly dependent on international trade, and local retail and service businesses will be challenged. Because of this, it is essential that Edgewood develop a consistent and realistic strategy to managing new commercial development during this recovery. Providing clear direction by shifting strategies away from competition with regional retail centers and towards needs for local business will be essential in developing a healthy and sustainable Town Center into the future.

Recommendations

The recommendations from this report are in three categories:

- Advice to Council regarding the interim zoning ordinance as it applies to the Town Center and Mixed Use Residential zones.
- Recommendations on strategies to promote the development of downtown Edgewood along the Meridian Ave E corridor as a mixed-use center.
- Specific strategic recommendations for the TC and MUR zones to promote long-term development of a mix of uses.

Interim Zoning Ordinance

From the information described in this report, **we recommend that the interim zoning ordinance be lifted, with no need for immediate changes** to address the lack of commercial space in new multifamily residential projects. The rationale for this includes the following considerations:

- **High commercial vacancy rates.** There have been high vacancy rates in the local commercial real estate market, which suggest that the addition of more commercial space in mixed-use projects is not immediately required. There may also be challenges to fill these spaces with tenants once developed
- **Lower feasibility of mixed-use projects.** Given high vacancy rates and concerns about demand, commercial spaces in mixed-use projects will typically reduce net revenue from a project when compared to projects that include only residential uses.
- **Lower rates of commercial development.** Generally, the Meridian Ave E corridor has not experienced significant commercial growth over the past several years, with only about 13,000 sf of combined commercial space developed since 2010. Requirements to include considerations for commercial development into new projects will increase

the costs of these projects and reduce the amount of development, while doing little to achieve the goals of plans for the Town Center and Meridian Ave E corridor.

- **Challenges with mixed-use formats in an auto-dependent corridor.** Commercial spaces incorporated into mixed-use projects along Meridian Ave E will be largely dependent on traffic along this corridor for business. Present multimodal connections for pedestrians and other users are not sufficient to link Edgewood and Milton residents with businesses in a walkable, mixed-use format. However, effective integrating auto-dependent uses into the design of a walkable neighborhood is a challenge, especially with individual residential/mixed-use projects.

Overall, encouraging multifamily development in the study area can help to support the development of a mixed-use center in three ways:

- **Supporting downtown improvements.** Many of the improvements to support a complete downtown community, such as pedestrian infrastructure, a parallel street network, and high-quality public spaces, can be built as part of these projects.
- **Building local demand.** More residents in multifamily developments will be able to access local retail and services in the mixed-use center and provide a stronger customer base for local businesses.
- **Encouraging desired commercial formats.** The discontinuous commercial spaces included in mixed-use projects are not guaranteed to contribute to active street frontage, especially if these spaces are not supported by the local market and would be challenging to lease at this time. Encouraging development after local demand is established can build on a larger customer base and support more desirable commercial development for a mixed-use center.

Recommendations for TC/MUR zones

Finally, there are recommendations that can be applicable specifically to requirements in the TC and MUR zones to encourage desirable commercial development that will help achieve long-term community goals:

- **Encourage flexibility with commercial uses in the TC and MUR zones.** Expanding the ability for the City to regulate uses through conditional or administrative use permits (potentially paired with design guidelines for these zones) can give the flexibility for a wider range of appropriate businesses to locate in these zones while addressing significant local impacts posed by their activities.
- **Promote live/work options for local home businesses.** Flexible spaces for small businesses, including typical home-based businesses and start-up business, can be an effective strategy to promote local economic development opportunities. Live/work units

can also encourage additional business activity in locations that may have a largely residential focus to development over the short term.

- **Permit local craft manufacturing.** One potential way to encourage new business types in the TC and MUR zones would be to permit small-scale craft manufacturing with a retail component. These activities can include food and beverage production, such as breweries, distilleries, and bakeries, as well as other artisan-style manufacturing with limited off-site impacts such as woodworking, glassblowing, or furniture-making, with limited scale/production capacity. The retail component allows these uses to support an active street frontage and build a connection with the surrounding community.
- **Exclude self-storage facilities from MUR zones.** Although general demand for self-storage facilities has been increasing, these uses provide minimal street frontage activity, employ relatively few workers, and result in lower increases in improvement value and property taxes than other potential commercial uses. These uses should be excluded from the MUR areas where they are currently allowed, and encouraged to locate in commercial and industrial areas located away from the Meridian Ave E corridor.
- **Remove setback requirements for multifamily residential projects.** Setback requirements in the current Edgewood Municipal Code for residential single-use projects in the TC zone have not been successful in preserving these spaces for future development. In cases where they may be applied, the requirements also allow for site designs that can spread out commercial uses, and even encourage discontinuous commercial development that may not support a walkable mixed-use center. These requirements should be removed.
- **Reorganize requirements for FAR bonusing in the Code.** Current Edgewood land use regulations provide additional FAR for optional features, as defined in EMC 18.80.080D, Table 3. Removing unnecessary items in this list of features and providing a greater focus on those project additions linked with the physical concept of the corridor can help to implement the current plans for green space and transportation infrastructure for the Town Center and Meridian Ave E corridor.

Additional Strategies

In addition to specific recommendations, there are several general strategies that can support the growth of mixed-use commercial development in the study area:

- **Promote a long-term planning perspective that involves short-term residential development and multimodal improvements.** As noted with the recommendations about the interim development ordinance, more intensive residential development along the Meridian Ave E corridor can help to support greater local demand for these services into the future. This can also be promoted with a walkable/accessible urban environment

(e.g., sidewalks, parallel streets, accommodations for bicycles, etc.) in the TC and MUR areas according to existing plans.

- **Provide for joint long-term planning with the City of Milton.** One challenge with ongoing planning for the Meridian Ave E corridor has been the split in jurisdiction between the Cities of Edgewood and Milton. Collaborating with Milton on ongoing efforts to build the overall corridor as a distinct destination and coordinating land use planning and branding for the area could help to support sustainable long-term growth for both cities.
- **Explore options for collaboration with larger developers.** Achieving high-quality multifamily residential, commercial, and mixed-use development can be assisted by larger developers, especially those that have had experience with integrated mixed-use projects and larger, coordinated developments.
- **Maintain efforts to coordinate collaboration between landowners regarding future development opportunities.** Future development that realizes the vision for a mixed-use center, especially in the Mixed Use Center zoning district, will depend on projects on smaller parcels with existing improvements. Coordinating between these landowners to encourage infill and larger redevelopment projects across multiple parcels can help to realize the vision for these areas, especially after larger developable parcels are expended. The activities of the Economic Development Advisory Board in this area should continue, supported by other long-term strategic planning for this area.
- **Identify opportunities for local business collaboration and branding.** Supporting local economic growth will require ongoing efforts in business recruitment and retention. Beyond these efforts, however, the City should work to highlight clusters of existing businesses and promote new businesses that can help distinguish the character of the area. Themes such as the ethnic Russian character of the area can be included as an ongoing element of branding efforts to highlight downtown Edgewood.
- **Support long-term transit improvements.** Providing for more intensive and walkable residential development along Meridian Ave E and encouraging sustainable transportation solutions may require additional transit capacity, with stops linked to future development projects in the Town Center zone. This should involve consultations with Pierce Transit to Route 501 (Milton-Federal Way) and 402 (Meridian) to increase capacity, and integration of current and planned transit stops with plans for new development. This can also encourage more development to be allocated to the Meridian Corridor.

INTENTIONALLY BLANK



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion/Review - Buxton Contract	Agenda Item #: 2.G
	For Agenda of: 5/19/2020
	Prepared by: Darren Groth
Attachments (list):	
Approval of Materials: Darren Groth Rachel Pitzel 5/14/2020	Expenditure Required: \$50,000
	Amount Budgeted: \$50,000
	Timeline: 05/19/2020: SS

Summary Statement:

Study session discussion item in advance of the third contract year with Buxton.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff direction to Discussion/Review - Buxton Contract

Fiscal Note/Consideration:

On June 26, 2018, the City of Edgewood reached a 3-year agreement with the Buxton Company to provide economic development assistance for an annual cost of \$50,000 per year.



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Tree Preservation Minor Modification	Agenda Item #: 2.H
	For Agenda of: 5/19/2020
	Prepared by: Darren Groth
Attachments (list): 1. Planning Commission Recommendation 2. Revision to Tree Preservation Exemption	
Approval of Materials: Darren Groth Rachel Pitzel 5/14/2020	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 05/19/2020: SS 05/26/2020: RCM 06/02/2020: SS 06/09/2020: Final Action

Summary Statement:

City Council requested staff provide materials to conduct a Study Session discussion on the topic of Tree Preservation. On March 3, 2020, City Council discussed this agenda item and asked for the Planning Commission to vet options to protect single-family neighborhoods. On April 13, 2020 this discussion item was discussed by the Planning Commission prior to a Public Hearing. The Planning Commission agreed with City Council's recommendation for tree preservation and suggested having a Public Hearing on May 11, 2020.

On May 22, 2020, the Planning Commission voted 5-0 (see Attachment 1) to recommend the changes proposed in Attachment 2.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff direction to Discussion - Tree Preservation Minor Modification

Fiscal Note/Consideration:

N/A



**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

The Planning Commission voted 5-0 to recommend APPROVAL of the proposed modifications to Section 18.90.180 of the Edgewood Municipal Code (EMC) pertaining to Tree Preservation and to send their recommendation to the City Council for consideration.

It is the recommendation of the City of Edgewood Planning Commission to approve the drafted EMC amendments as presented in the staff report and attachments from Community Development Director Darren Groth for the May 11, 2020 Planning Commission agenda.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 11TH DAY OF MAY 2020.**


Planning Commission Chair

Attest by:



Darren Groth, AICP, CPM
Community & Economic
Development Director

Proposed Amendment to the EMC 18.90.180 – Tree Preservation

18.90.180 Tree preservation.

A. This section establishes significant tree preservation for any development action or land use development to protect the treed environment within the city of Edgewood by regulating the removal of significant trees and providing incentives to preserve trees that, because of their size, species, or location, provide special benefits. Tree preservation protects and enhances critical areas, facilitates aquifer recharge, reduces erosion and stormwater runoff, and helps to define public and private open spaces. Existing residential development or single-family residences, that comply with current EMC Subsection 18.80.040.E.1 minimum and maximum densities, are exempt from this section.

18.80.040 Single-Family Residential zoning districts.

E. In addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Single-Family zoning districts:

1. The density for the Single-Family zoning districts is the number of dwelling units allowed per net buildable acre (dua) and shall be as follows:

	Maximum	Minimum
a. SF-2 zoning district:	2 dua	1 dua
b. SF-3 zoning district:	3 dua	1 dua
c. SF-5 zoning district:	5 dua	2.5 dua



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Ordinance - Use Tables Revisions	Agenda Item #: 2.I
	For Agenda of: 5/19/2020
	Prepared by: Darren Groth
Attachments (list): 1. Planning Commission Recommendation 2. Proposed Changes to Chapter 18.70 Use Chart 3. Proposed Changes to Chapter 18.80 Use Chart 4. Use Table Secondary Code Revisions - Redlines 5. Land Use Table - Separate	
Approval of Materials: Darren Groth Rachel Pitzel 5/14/2020	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 05/19/2020: SS 05/26/2020: RCM 06/02/2020: SS 06/09/2020: Final Action

Summary Statement:

On September 4, 2018, City Council requested staff to work with the Planning Commission to review the Edgewood Municipal Code (EMC) Use Charts and identify any suggested edits or modifications. The Planning Commission added Use Tables as a Work Plan item to discuss possible revisions that could be made to the Use Charts and definitions. Several drafts were created as a part of this process.

On July 30, 2019, City Council directed staff to prepare a request for proposals (RFP) to conduct a study of the Town Center (TC) and Mixed Use Residential (MUR) zoning districts. On October 8, 2019, City Council adopted Resolution No. 19-0474 to award Berk Consulting Inc. with a contract to perform the (RFP) study. In December 2019, a draft memo was presented to City staff with a few recommendations for consideration in the use table. To demonstrate how the proposed changes could be accomplished, Berk provided an alternate use table in January 2020.

On April 13, 2020 the Planning Commission held a final discussion on the proposed changes to the Use Tables and suggested having a Public Hearing for the proposed changes on the May 11, 2020 meeting.

On May 22, 2020, the Planning Commission voted 5-0 (see Attachment 1) to recommend the changes proposed in Attachments 2-4. Attachment 5 is also provided for ease of separately viewing the whole,

newly-revised Land Use Table.

Item History:

09/04/2018: SS

Recommended Action:

Hold a discussion and provide staff direction to Discussion - Ordinance - Use Tables Revisions

Fiscal Note/Consideration:

N/A



**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

The Planning Commission voted 5-0 to recommend APPROVAL of the proposed modifications to the Edgewood Municipal Code (EMC) pertaining to Use Tables plus all related ancillary modifications necessary to reconcile the EMC and to send their recommendation to the City Council for consideration.

It is the recommendation of the City of Edgewood Planning Commission to approve the drafted EMC amendments as presented in the staff report and attachments from Community Development Director Darren Groth for the May 11, 2020 Planning Commission agenda.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 11TH DAY OF MAY 2020.**



Planning Commission Chair

Attest by:



Darren Groth, AICP, CPM
Community & Economic
Development Director

Summary of Chapter 18.70 EMC, Land Use Types and Levels – Use Table	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Industrial	Public	Proposed Land Use Table Changes
Residential								
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	I	P	
A. Detached Dwelling	✓	✓	✓	✓	✓	-	-	No Changes
B. Manufactured Home	✓	✓	✓	✓	✓	-	-	Incorporated under Single-Family Detached Dwelling
C. Modular Home	✓	✓	✓	✓	✓	-	-	Incorporated under Single-Family and Multi-family Dwelling
D. Attached Dwelling								Added Attached Dwelling and Multi-plex uses to add further clarification on attached dwelling uses. These are uses that would likely be approved under level 1 or level 2 attached dwelling uses.
Level 1: Duplex, two horizontally attached residential structures.	-	-	✓	✓	✓	-	-	Incorporated under Multi-Family, allows for variety of duplex layouts, and added Duplex use to SF-3 zoning district.
Level 2: Townhouses, three or more horizontally attached residential structures.	-	-	✓	✓	✓	-	-	Incorporated under Multi-Family and removed the use from the SF-5 zoning district
E. Multifamily Dwelling								
Type 1: Multifamily dwelling structures.								The proposed use table removes apartments from the Mixed Residential 1 and 2 zoning districts as a sole use. The Multi-Family levels are no longer required and the size of the multi-family development will be subject to the City's bulk and design standards.
Level 1: Multifamily dwelling up to 6,000 sq. ft.	-	-	-	✓	✓	-	-	Use level removed
Level 2: Multifamily dwelling up to 12,000 sq. ft.	-	-	-	✓	✓	-	-	Use level removed
Type 2: Multifamily dwelling within mixed residential/commercial structures.								The proposed use table removes apartments from the Mixed Residential 1 and 2 zoning districts as a sole use. The Multi-Family levels are no longer required and the size of the multi-family development will be subject to the City's bulk and design standards.
Level 1: Multifamily dwelling up to 5,000 sq. ft.	-	-	-	-	-	-	-	Use level removed
Level 2: Multifamily dwelling up to 10,000 sq. ft.	-	-	-	-	-	-	-	Use level removed
Level 3: Multifamily dwelling up to 20,000 sq. ft.	-	-	-	-	-	-	-	Use level removed
F. Group Home								

Type I: Publicly or privately operated living accommodations for related or unrelated individuals such as state-licensed foster homes and group homes for children; group homes for disabled individuals; group homes for those in recovery from alcohol or substance dependence as defined in RCW 70.128.010; boarding homes as defined in RCW 18.20.020; and private establishments as defined in RCW 71.12.455 with a maximum of seven residents, including resident staff.	✓	✓	✓	✓	✓	-	-	Type I Group Homes has been Incorporated into Health Care & Social Assistance (Sector 62) - Social Assistance, All Other (all other 624). Social Assistance, All Other, is no longer permitted in the Single-Family and MR 1 zoning districts but is allowed in MR 2, Industrial, and Public zoning districts as a CUP.
Type II: Publicly or privately operated living accommodations for juveniles under the jurisdiction of the criminal justice system with a maximum of eight residents, including resident staff.	-	-	-	-	-	-	-	Type II and Type III Group Homes has been Incorporated into Civic and Public Uses (Sector 813) - Correctional Institutions (922140). Correctional institutions use added to the Public zoning district as a CUP
Type III: Publicly or privately operated living accommodations for adults under the jurisdiction of the criminal justice system who have entered a pre- or post-charging diversion program or have been selected to participate in state-operated work/training release or other similar programs as provided in Chapters 137-56 and 137-57 WAC.	-	-	-	-	-	-	-	Type II and Type III Group Homes has been Incorporated into Civic and Public Uses (Sector 813) - Correctional Institutions (922140). Correctional institutions use added to the Public zoning district as a CUP
G. Hospice Care Center	-	-	-	CUP	CUP	-	-	Hospice Care Center has been incorporated into Nursing and Residential Care Facilities and the conditional use in the Mixed Residential 1 zoning district has been removed.
H. Nursing Home	-	-	-	-	-	-	-	Nursing and Residential Care facilities use added to the Mixed Residential 2 as a CUP.
I. Assisted Living Facilities	-	-	-	CUP	CUP	-	-	No Changes
J. Senior Housing	-	-	-	✓	✓	-	-	Senior Housing has been incorporated into Assisted Living Facilities. The permitted use in the Mixed Residential 1 and 2 zoning district to a conditional uses.
K. Caretaker Home	-	-	-	-	-	-	-	Caretaker use is allowed with a CUP in all zoning district except BP and I zoning districts.
Agriculture Uses								
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	I	P	
A. Agricultural Sales								Incorporated all levels of Agricultural Sales into Agricultural Sales (454390, part) that is permitted in all districts but always requires a TUP.
Level 1: Agricultural sales of goods produced on individual farms located within the city. The retail outlet, such as vegetable stands, shall not exceed 1,000 gross sq. ft.	✓	✓	✓	✓	✓	✓	-	Use level removed

Level 2: Agricultural sales uses, which involve the sale of goods such as produce, shrubbery, plants, eggs, wine, and dairy products in a farmer's market format with a building footprint up to 5,000 gross sq. ft. Examples include produce stands, horticultural nurseries, and wineries.	A	A	A	A	A	-	-	Use level removed
Level 3: Agricultural sales uses, which provide feed, grain, fertilizers, and small farming equipment sales and service. Examples include feed and grain stores with a building footprint up to 5,000 gross sq. ft.	-	-	-	-	-	-	-	Use level removed
B. Agricultural Services								Incorporated into Agriculture and Resource (Sector 11-21) uses.
C. Animal Production, Boarding, and Slaughtering								
Level 1: Uses that involve the commercial raising or boarding and training of animals or production of animal products, such as eggs or dairy products produced on-site, on an agricultural or commercial basis, but excluding the slaughtering and processing of animals raised outside of the community. Examples include grazing, ranching, dairy farming, commercial stables, riding academies, and breeding and boarding facilities.	✓	✓	✓	✓	✓	✓	-	Incorporated into Hog and Pig Farming, Cattle Feedlots, and Animal Production and Aquaculture. Animal slaughtering and processing is incorporated under Manufacturing (Sector 31-33) - Animal Slaughtering and Processing (3116). The proposed use changes include limiting permitted animal production and aquaculture uses to Single-Family 2 and Industrial zoning district, and conditionally allowed in the Single-Family 5 and Public zoning districts. Cattle Feedlots is conditionally allowed in the Single-Family 2 zoning district.
Level 2: Breeding and boarding facilities for a combination of six cats and dogs.	A	A	A	A	A	-	-	Breeding and boarding of dogs is incorporated into Services (Sector 811-812) Kennels (812910, part). Kennels is now only allowed in the Industrial zoning district with an AUP.
D. Crop Production								Family Farm is consolidated to Family Farming (111, special)
Level 1: The family farm or "hobby farm" of less than two acres in size where crop production uses involve the raising, harvesting and storage of row crops, field crops, or tree crops on an agricultural or commercial basis in a building not exceeding 1,000 sq. ft.	✓	✓	✓	✓	✓	✓	-	The family farm use is an administrative use in the Single-Family 5 zoning district and a permitted use in the Public zoning district. The family farm is no longer a permitted use in the Mixed Residential 1 and 2 zoning districts.
Level 2: The family farm of more than two acres in size where crop production uses involve the raising, harvesting and storage of row crops, field crops, or tree crops on an agricultural or commercial basis in a building not exceeding 5,000 sq. ft.	✓	✓	✓	✓	✓	✓	-	The family farm use is an administrative use in the Single-Family 5 zoning district and a permitted use in the Public zoning district. The family farm is no longer a permitted use in the Mixed Residential 1 and 2 zoning districts.
Level 3: Crop production uses which involve the primary processing, packaging, and storage of agricultural products in a building not exceeding 30,000 sq. ft.	-	-	-	-	-	A	-	Incorporated into Crop Production, All Other (111). Crop Production will be permitted in the Single-Family 2 and 3, Industrial, and Public zoning districts and administratively allowed in the Single-Family 5 zoning district.
E. Fish Hatcheries and Aquaculture	CUP	CUP	-	-	-	-	-	Incorporated into Animal Production and Aquaculture, All Other (112 except 112210; 112112; 112511, part). This use will be permitted in the Single-Family 2 and Industrial zoning district and conditionally allowed in Single Family 5 and the Public zoning district.
F. Forestry	-	-	-	-	-	-	-	Commercial timber is permitted through the State. Commercial forestry (i.e. Christmas tree farm) is incorporated into Crop Production, All Other (111). Crop Production will be permitted in the Single-Family 2 and 3, Industrial, and Public zoning districts and administratively allowed in the Single-Family 5 zoning district.

Utility Use								
✓ – Permitted Use CUP – Use may be approved via CUP – – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	I	P	
A. Communication Facilities								
Level 1: Local cable, fiber-optics, traffic control, or telephone transmission lines, poles, or apparatus (not including antenna, wireless telecommunication facilities, structures, or private antenna and satellite dishes).	✓	✓	✓	✓	✓	✓	✓	Removed from land use table. Accessory use to future development.
Level 2: Regional cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus (not including antenna or wireless facilities).	A	A	A	A	A	A	A	Removed from land use tables but still required to follow City permitting requirements.
Level 3: Wireless telecommunication facilities (see EMC 18.100.110).	-	-	-	-	-	CUP	CUP	Wireless telecommunication facilities is incorporated into Wireless Communication Facilities (517312; 517919, part).
B. Electrical Facilities								All electrical facilities is incorporated with Electric Power Generation (22111). Electric Power Generation (22111) is conditionally allowed in the Single-Family 2, 3, and 5, Mixed Residential 1 and 2, Industrial, and Public zoning districts.
Level 1: Local distribution lines.	✓	✓	✓	✓	✓	✓	✓	Use level removed
Level 2: Sub and switching equipment.	A	A	A	A	A	A	A	Use level removed
Level 3: Industrial or regional distribution lines and associated sub and switching stations.	PF	PF	PF	-	-	PF	PF	Use level removed
C. Natural Gas Facilities	✓	✓	✓	✓	✓	✓	✓	All Natural Gas Facilities is incorporated with Transportation & Warehousing (Sector 48-49) - Pipeline Transportation (486). Pipeline Transportation is conditionally allowed in all zoning district and subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA)
D. Organic Waste Processing Facilities	-	-	-	-	-	CUP	-	Removed from the use table.
E. Sanitary Sewage Collection Facilities	-	-	✓	✓	✓	✓	✓	Incorporated into Sewage Collection or Treatment Facility (221320, parts). Sewage Collection or Treatment Facility will be conditionally allowed in the Single Family 2, 3, and 5, Mixed Residential 1 and 2, Industrial, and Public zoning districts.
F. Stormwater Facilities								All Stormwater Facilities is incorporated with Potable Water Treatment (221310, part). Potable Water Treatment uses will be conditionally allowed in the Single Family 2, 3, and 5, Mixed Residential 1 and 2, Industrial, and Public zoning districts.
Level 1: Stormwater collection and local conveyance systems.	✓	✓	✓	✓	✓	✓	✓	Use level removed
Level 2: Neighborhood detention/retention ponds, facilities, and constructed wetlands.	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Use level removed

Level 3: Stormwater pond facilities that are also developed to allow uses such as parks, recreational, educational and research structures and activities, known as stormwater multiple use facilities.	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Use level removed
Office/Business Use Category								
✓ – Permitted Use CUP – Use may be approved via CUP – – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	I	P	
A. Administrative and Professional Offices								Incorporated in Business & Professional Services (Sector 51-56) - General (all 'office' use, plus: 51 except 517; 52; 531; 533; 54 except 541940; 55; 561; 813). Levels are no longer used to define the land use and has been removed. All office uses are now administratively permitted in the Industrial zoning district and not permitted in the Public zoning district.
Level 1: Single story office building with a gross floor area not exceeding 5,000 sq. ft.	-	-	-	-	-	✓	✓	Use level removed
Level 2: Single story office building with a gross floor area from 5,000 up to 15,000 sq. ft.	-	-	-	-	-	✓	✓	Use level removed
Level 3: Two story office building with a footprint up to 15,000 sq. ft.	-	-	-	-	-	✓	✓	Use level removed
B. Private Training School								Incorporated in Education Services (Sector 61) - Technical and Trade Schools (6115). Levels are no longer used to define the land use and has been removed. Technical and trade schools will be conditionally allowed in the Industrial zoning district.
Level 1: Establishments with a gross floor area not exceeding 5,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 2: Establishments with a maximum 10,000 gross sq. ft. of floor area without outdoor facilities.	-	-	-	-	-	✓	-	Use level removed
Commercial Use Category								
✓ – Permitted Use CUP – Use may be approved via CUP – – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	I	P	
A. Sexually Oriented Business	-	-	-	-	-	-	-	Separated into Sexually -Oriented Retail Business and Sexually-Oriented Entertainment (special). Sexually-Oriented Retail Business references Ord. 11-0356, 13-0410, 14-0425, 17-0502, and regulations regarding cannabis in RCW 69.51A or I-502. Sexually-Oriented Entertainment (special) is allowed in the Business Park zoning district as a conditional use.
B. Amusement and Recreation								
Level 1: Indoor facilities not exceeding 5,000 gross sq. ft. of total floor area and/or outdoor facilities with a gross lot area not exceeding 35,000 sq. ft.	-	-	-	-	-	A	CUP	Condensed and incorporated into Arts, Entertainment, and Recreation (Sector 71) - Indoor Arts, Entertainment, and Recreation Activities, Other (special). Indoor facilities are permitted outright in the Public zoning district.

Level 2: Indoor facilities with a gross floor area between 5,000 and 30,000 sq. ft. with a gross lot area not exceeding two acres.	-	-	-	-	-	A	CUP	Condensed and incorporated into Arts, Entertainment, and Recreation (Sector 71) - Indoor Arts, Entertainment, and Recreation Activities, Other (special). Indoor facilities are permitted outright in the Public zoning district.
C. Funeral Services								Funeral Homes and Funeral Services (812210) are permitted in Industrial zones. Crematoria (812220, part) require CUP
Level 1: Mortuaries, including affiliated funeral chapels and offices.	-	-	-	-	-	A	-	Expanded in Services (Sector 811-812) - Funeral Homes and Funeral Services (812210) and Crematoria (812220, part).
Level 2: Cemeteries, including affiliated mausoleums, funeral chapels, and offices.	CUP	-	-	-	-	-	CUP	Cemeteries is included in Civic and Public Uses (Sector 813) - Cemeteries (812220, part). Cemeteries are no long conditionally allowed in the Single-Family 2 zoning district.
D. Building Materials, Garden Supplies, Hardware, Plumbing, and Electrical								Incorporated and expanded on in Wholesale & Retail Trade (Sector 42, 44-45) and Services (Sector 811-812). Proposed change permits use in Public zone with CUP
Level 1: Establishments primarily engaged in retail sales. Utilization of outdoor areas for retail display and storage may occur as an accessory use. The combination of gross total floor area and outdoor storage and display area is less than 10,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 2: Establishments primarily engaged in retail sales. Utilization of outdoor areas for retail display and storage may occur as an accessory use. Single story with 15,000 sq. ft. gross total floor area and 20,000 sq. ft. uncovered outdoor storage and display.	-	-	-	-	-	✓	-	Use level removed
Level 3: Establishments primarily engaged in retail sales with two stories with a building footprint of 15,000 sq. ft. and 40,000 sq. ft. of uncovered outdoor storage and display.	-	-	-	-	-	✓	-	Use level removed
E. Bulk Fuel Dealers	-	-	-	-	-	✓	-	Incorporated and expanded on in Wholesale & Retail Trade (Sector 42, 44-45) - Fuel Dealers (454310).
F. Business Services	-	-	-	-	-	✓	-	Incorporated and expanded on in Business & Professional Services (Sector 51-56) and Service (Sector 811-812). Approval requires AUP in Industrial Zone
G. Buy-Back Recycling Center	-	-	-	-	-	✓	-	Removed from land use table.
H. Eating and Drinking Establishment								Incorporated and expanded on in Food Service and Drinking Places (Sector 722). Levels is no longer use to define the use and has been removed. Food and Drinking Places (except Special Food Services (7223 except 722330)) will be permitted or conditionally allowed in the Public and Industrial zoning district.
Level 1: Establishments selling pre-prepared food and/or beverages, or food and/or beverages made to order, less than 2,000 sq. ft. in gross floor area, which is not intended to be consumed on the premises, including facilities strictly accessed by motor vehicle.	-	-	-	-	-	✓	✓	Use level removed

Level 2: Establishments selling food and/or beverages, less than 4,000 sq. ft. in gross floor area, made to order which is intended to be consumed on the premises or which may, at the customer's option, be taken away, which may include a drive-up option.	-	-	-	-	-	✓	-	Use level removed
Level 3: Establishments selling food and/or beverages, less than 6,000 sq. ft. in gross floor area, made to order which is intended to be consumed on the premises or which may, at the customer's option, be taken away, which may include a drive-up option.	-	-	-	-	-	✓	-	Use level removed
Level 4: Establishments with live or active entertainment including, but not limited to, bands, dancing, disc jockeys, or performances, which are less than 8,000 sq. ft. of gross floor area.	-	-	-	-	-	A	-	Use level removed
I. Food Stores								Incorporated in Wholesale & Retail Trade (Sector 42, 44-45). Levels is no longer use to define the use and has been removed. Wholesale Trade and Retail Trade would be permitted in Industrial zoning district. Retail trade would be conditionally allowed in the public zoning district.
Level 1: Gross floor area up to 5,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 2: Gross floor area between 5,000 and 10,000 sq. ft.	-	-	-	-	-	-	-	Use level removed
Level 3: Gross floor area between 10,000 and 20,000 sq. ft.	-	-	-	-	-	-	-	Use level removed
Level 4: Gross floor area between 20,000 and 30,000 sq. ft.	-	-	-	-	-	-	-	Use level removed
Level 5: Gross floor area up to 40,000 sq. ft.	-	-	-	-	-	-	-	Use level removed
J. Garden Centers								Incorporated in Wholesale & Retail Trade (Sector 42, 44-45). Wholesale Trade and Retail Trade would be permitted in Industrial zoning district. Retail trade would be conditionally allowed in the public zoning district.
Level 1: Establishments primarily engaged in retail sales. The combination of gross total floor area and outdoor storage and display area is less than 15,000 sq. ft. Utilization of outdoor areas for retail display and storage may occur as an accessory use.	-	-	-	-	-	-	-	Use level removed
Level 2: Establishments primarily engaged in retail sales stores with a building footprint of 18,000 sq. ft. and 60,000 sq. ft. of uncovered outdoor storage and display.	-	-	-	-	-	-	-	Use level removed
K. Lodging								Incorporated into Accommodation (Sector 721)
Level 1: Bed and breakfast means a single structure, small-scale temporary lodging, not exceeding four rental rooms, which provides a single meal and where the proprietors of the service reside in the structure.	A	A	-	✓	✓	-	-	Incorporated in Accommodation (Sector 721) - Bed-and-Breakfast Inns (721191). This use is no longer administratively allowed in the Single Family zoning districts and would be conditionally allowed in the Mixed Residential 1 and 2 zoning district.

Level 2: Hotels and motels containing a single building or a group of detached or semi-detached buildings with a maximum 40,000 sq. ft. This use type contains guest rooms or self-contained suites, with parking provided on the site for the use of those staying in the rooms or suites, which are designed and used for the accommodation of transient travelers for a period not to exceed 30 days.	-	-	-	-	-	✓	-	Incorporated in Accommodation (Sector 721) - Hotels and Motels (721110).
L. Motor Vehicle Service and Repair								
Level 1: Gasoline service stations with/without accessory automobile repair and convenience shopping, and car wash with a one-car capacity with no outdoor storage up to 5,000 sq. ft. gross floor area.	-	-	-	-	-	-	-	Incorporated in Wholesale & Retail Trade (Sector 42, 44-45) - Gasoline Station (447). Gasoline Station would be permitted in the Industrial zoning district.
Level 2: Automotive repair shops, car wash, auto detailing, and vehicle storage up to 10,000 gross sq. ft. Vehicle storage is limited to vehicles under repair and shall not include impound vehicle storage. Typical uses include general repair shops, transmission and engine rebuild shops, muffler shops, glass repair shops, truck bed liner shops, automobile upholstery services, car washes, detailing, and lube/oil shops.	-	-	-	-	-	✓	-	Incorporated and expanded on in Services (Sector 811-812). Automotive Repair and Maintenance, All Other (all other 8111)
Level 3: Auto body repair, vehicle painting subject to state air quality standards up to 10,000 gross sq. ft.	-	-	-	-	-	✓	-	Incorporated and expanded on in Services (Sector 811-812). Automotive Repair and Maintenance, All Other (all other 8111)
M. Motor Vehicle and Construction Equipment Rental								
Level 1: On-site lease, or rental of automobiles, trucks not exceeding three tons of vehicle weight, self-moving single axle trucks, motorcycles, recreational vehicles, boats, and garden/home improvement equipment.	-	-	-	-	-	✓	-	Incorporated in Wholesale & Retail Trade (Sector 42, 44-45) - Automobile and Other Motor Vehicle Dealers (4411; 4412) and Truck, Utility Trailer, and RV Rental and Leasing (53212). Now permitted with AUP
Level 2: On-site lease, charter, or rental of commercial trucks, buses, construction equipment, and heavy equipment.	-	-	-	-	-	✓	-	Incorporated in Business & Professional Services (Sector 51-56) - Commercial and Industrial Equipment Rentals (5323, part; 5324).
N. Personal Services								Incorporated in Services (Sector 811-812) - Personal Care Services (98121; 812310; 8123200). Levels are no longer use to define the use and has been removed. All Personal Service uses would be permitted outright in the Industrial zoning district.
Level 1: Establishments whose gross floor area does not exceed 2,500 sq. ft. and does not involve outdoor storage of vehicles.	-	-	-	-	-	CUP	-	Use level removed
Level 2: Establishments whose gross floor area is up to 5,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
O. Storage	-	-	-	-	-	✓	-	Incorporated and expanded on Transportation & Warehousing (Sector 48-49) Warehousing and Storage and Other Uses - Outside Storage. Storage continued to be permitted in the Industrial zoning district.

P. Pet Sales and Services								Incorporated and expanded on in Wholesale & Retail Trade (Sector 42, 44-45) - Pet and Pet Supplies Stores (453910) and Services (Sector 811-812) - Pet Care Services. Levels are no longer used to define the land use and has been removed. Pet and Pet Supply stores would be permitted in Industrial outright.
Level 1: Completely indoor rental and service establishments, with or without accessory kennels, with less than 2,500 gross sq. ft. in floor area.	-	-	-	-	-	A	-	Use level removed
Level 2: Retail and service establishments, with or without accessory kennels, up to 5,000 gross sq. ft. in floor area.	-	-	-	-	-	A	-	Use level removed
Q. Rental and Repair Services								Incorporated and expanded on in Services (Sector 811-812) - other Repair and Maintenance, for repair services, Business & Professional Services (Sector 51-56) - Rental and Leasing, for rental services. Levels are no longer used to define the land use and has been removed. Both rentals and repairs permitted in Industrial zone
Level 1: Rental and repair services not exceeding 5,000 gross sq. ft. of floor area with no outdoor storage.	-	-	-	-	-	✓	-	Use level removed
Level 2: Rental and repair services not exceeding 5,000 gross sq. ft. of floor area with up to 1,000 sq. ft. of outdoor storage.	-	-	-	-	-	✓	-	Use level removed
R. Sales of General Merchandise								Incorporated in Wholesale & Retail Trade (Sector 42, 44-45) - Retail Trade, All Other (all other 44-45). Levels are no longer used to define the land use type and has been removed. Retail trade uses would be permitted in Industrial zones and conditionally allowed in the Public zoning district.
Level 1: Establishments primarily engaged in retail sales activities with a gross floor area up to 5,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 2: Establishments primarily engaged in retail sales activities with a gross floor area over 5,000 and up to 10,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 3: Establishments primarily engaged in retail sales activities with a gross floor area over 10,000 and up to 20,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 4: Establishments primarily engaged in retail sales activities with a gross floor area over 20,000 up to 30,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
S. Sale of Secondhand Property								Not specified in updated land use table.
Level 1: "Yard sale" means and includes all sales entitled "garage sale," "lawn sale," "attic sale," "rummage sale" or "estate sale."	✓	✓	✓	✓	✓	-	-	Use level removed
Level 2: Antique, military surplus, used book, used clothing, used furniture and appliances, used jewelry and valuable coins, and valuable collectibles sales by secondhand dealers up to 5,000 gross sq. ft.	-	-	-	-	-	✓	-	Use level removed, typically addressed under retail (see Wholesale & Retail Trade (Sector 42, 44-45))

Level 3: Miscellaneous sales and flea markets. "Flea market" means and includes, but is not limited to, arrangements whereby a person or persons sell, lease, rent, offer or donate to one or more persons a place or area where such persons may offer or display secondhand or junk items.	-	-	-	-	-	-	-	Use level removed, typically addressed under retail (see Wholesale & Retail Trade (Sector 42, 44-45))
Industrial Use								
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	I	P	
A. Manufacturing and Major Assembly								Incorporated into section Manufacturing (Sector 31-33), specified by type. The Industrial zoning district would permit light manufacturing outright and allow heavy manufacturing as a conditional use.
B. Limited Manufacturing/Assembly								Incorporated into section Manufacturing (Sector 31-33), specified by type. Levels are no longer used to define the land use type and has been removed.
Level 1: Indoor manufacturing and assembly not exceeding 5,000 gross sq. ft. of floor space and/or outside storage not exceeding 5,000 gross sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 2: Indoor manufacturing and assembly with a gross floor area up to 10,000 sq. ft. and/or outside storage not exceeding 6,000 gross sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 3: Indoor manufacturing and assembly with a gross floor area up to 20,000 sq. ft. and/or outside storage not exceeding 9,000 gross sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 4: Indoor manufacturing and assembly with a gross floor area up to 30,000 sq. ft. and/or outside storage not exceeding 12,000 gross sq. ft.	-	-	-	-	-	✓	-	Use level removed
C. Food and Related Products								Expanded in Food Service and Drinking Places (Sector 722). Except for Special Food Services (7223 except 722330), Food Service and Drinking Places (Sector 722) shall be permitted or conditionally permitted in the Industrial and Public zoning district.
Level 1: Breweries and wineries (excluding microbreweries in association with an eating and drinking establishment).	-	-	-	-	-	✓	-	Use level removed
Level 2: All other uses in this use type.	-	-	-	-	-	✓	-	Use level removed
D. Industrial Services	-	-	-	-	-	✓	-	unspecified in the updated land use table
E. Printing, Publishing and Related Industries								Incorporated in Manufacturing (Sector 31-33) - Manufacturing, Light (23, part; 311 except 3116; 312; 313; 314; 315; 316; 337).
Level 1: Not exceeding 5,000 gross sq. ft. of floor space.	-	-	-	-	-	✓	-	Use level removed
Level 2: With a gross floor area up to 10,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 3: With a gross floor area up to 20,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 4: With a gross floor area up to 30,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed

F. Warehousing, Distribution and Freight Movement								Included in Transportation & Warehousing (Sector 48-49). Further categorized in to Transportation (Pipeline Transportation (486) & Transportation, All Other (48 except 486)), Warehousing and Storage (Mini-Warehouses and Self-Storage Units (531130) & Warehousing and Storage, All Other (493)) Warehousing and Storage continue to be permitted in Industrial zones.
Level 1: Indoor facilities not exceeding 5,000 gross sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 2: Indoor facilities with a gross floor area not exceeding 30,000 sq. ft. and/or outside storage exceeding 9,000 gross sq. ft.	-	-	-	-	-	✓	-	Use level removed
G. Contractor Yards	-	-	-	-	-	✓	-	Incorporated in Other Uses - Outdoor Storage (special). This use is allowed in the Industrial zoning district with AUP.
H. Motion Picture/Television and Radio Production Studios	-	-	-	-	-	✓	-	Incorporated in Business & Professional Services (Sector 51-56) - General (all 'office' use, plus: 51 except 517; 52; 531; 533; 54 except 541940; 55; 561; 813).
I. Research, Development, and Laboratories								Incorporated in Business & Professional Services (Sector 51-56) - General (all 'office' use, plus: 51 except 517; 52; 531; 533; 54 except 541940; 55; 561; 813).
Level 1: Indoor facilities with a gross floor area up to 5,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 2: Indoor facilities with a gross floor area up to 10,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 3: Indoor facilities with a gross floor area up to 20,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
Level 4: Indoor facilities with a gross floor area up to 30,000 sq. ft.	-	-	-	-	-	✓	-	Use level removed
J. Mineral Extraction	-	-	-	-	-	-	-	Included in Agriculture and Resource (Sector 11-21) - Mining, Quarrying, and Oil and Gas Extraction (21). No changes to permitting.
Civic Use								
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	I	P	
A. Administrative Government Facilities and Services								Condensed and incorporated into Administrative Government Facilities and Services (92 except 922140) under Civic and Public Uses (Sector 813). Not permitted (including AUP) in SF and MR zones. Now permitted (without AUP) in both Public and Industrial zones
Level 1: Uses that serve primarily the neighborhood in which they are located and do not exceed 2,000 sq. ft. of floor area.	-	-	-	A	A	-	A	Use level removed
Level 2: Uses that serve primarily a neighborhood or group of neighborhoods in which they are located and do not exceed 5,000 sq. ft. of floor area.	-	-	-	-	A	-	A	Use level removed
Level 3: Uses that serve primarily a city-wide or regional area up to 20,000 sq. ft. of floor area.	-	-	-	-	-	-	A	Use level removed

B. Daycare Facilities								Condensed and incorporated in to Health Care & Social Assistance (Sector 62). All home based childcare day care services are still permitted in SF and MF zones but now require AUP.
Level 1: Home-based daycare for six or fewer children or adults.	✓	✓	✓	✓	✓	-	-	Condensed to Child Day Care Services, Home-Based (624410, part)
Level 2: Home-based daycare from seven to 12 children or adults.	A	A	A	A	✓	-	-	as above
Level 3: Daycare centers for more than 12 children or adults.	CUP	CUP	CUP	CUP	CUP	-	-	Renamed Child Day Care Services, All Other (624410, part) No longer permitted in SF zones or MR1. Permitted in MR2 with AUP and Industrial with CUP
C. Community and Cultural Services								Incorporated into Arts, Entertainment, and Recreation (Sector 71) - Indoor Arts, Entertainment, and Recreation Activities, Other (special). These uses is permitted in P zoning district and allowed in the I zoning district with an AUP.
Level 1: Establishments which serve primarily the immediate neighborhood in which they are located and do not exceed 3,000 gross sq. ft. of floor space.	A	A	A	✓	✓	-	-	Use level removed
Level 2: Establishments which generally serve more than one neighborhood with a gross floor area between 3,000 to 10,000 sq. ft.	-	-	-	-	-	-	-	Use level removed
Level 3: Establishments which serve a city-wide or regional area or have more than 10,000 sq. ft. of floor area.	-	-	-	-	-	-	-	Use level removed
D. Education								Moved to new section Educational Services (Sector 61). Elementary and Secondary Schools now permitted in Industrial zone with CUP
Level 1: Primary educational facilities such as kindergarten, and elementary schools.	CUP	CUP	CUP	CUP	CUP	-	CUP	Elementary and Secondary Schools combined
Level 2: Secondary educational facilities such as middle, junior high schools and high schools.	CUP	CUP	CUP	CUP	CUP	-	CUP	as above
Level 3: Higher educational facilities such as community colleges, trade schools, colleges or universities.	-	-	-	-	-	CUP	-	Separation of Higher Education Types: - Junior Colleges, Colleges, Universities, and Professional Schools - Technical and Trade Schools - Educational Services, All Others
E. Health Services	-	-	-	-	A	✓	CUP	Incorporated into Health Care & Social Assistance (Sector 62). Health services expanded to -Ambulatory Health Care Services, All Other (all other 621). - Hospitals (622) Continued to be prohibited in SF zones and MR1. Ambulance Health Care Services permitted in MR2, Industrial and Public with CUP. Hospitals permitted in Industrial with CUP. Previously permitted Health Services in Industrial zone now require CUP
F. Postal Services								Incorporated into Civic and Public Uses (Sector 813) - Administrative Government Facilities and Services (92 except 922140). This uses is permitted in the I and P zoning districts.

Level 1: Postal facilities serving neighborhoods, such as contract stations or branch offices. A contract station post office means a privately operated, limited service postal facility carried on as adjunct to a principal business or use. A branch post office means a government-operated subdivision of a main post office serving as a base for one or more carrier routes and providing customer postal service.	-	-	-	-	✓	-	CUP	as above
Level 2: Central or main postal facilities which process mail and provide full customer services.	-	-	-	-	✓	-	CUP	as above
Level 3: Terminal postal processing facilities which provide no or limited customer services.	-	-	-	-	-	CUP	-	as above
G. Open Space/Recreation								Condensed and Incorporated in to Parks, Open Space, and Public Recreation (special) under Civic and Public Uses (Sector 813) Permitted in Industrial Zone with AUP. Permitted use in all other zones.
Level 1: Natural open space and passive recreation. This level includes protected open space areas in a natural state, together with low impact passive recreational facilities including single-track hiking trails, beaches, viewing areas, interpretive signage, and fences.	✓	✓	✓	✓	✓	A	✓	Use level removed (incorporated in Parks, Open Space, and Public Recreation (special))
Level 2: Neighborhood-scale active recreation and limited accessory structures. This level includes parks and playgrounds three acres or less in size. Mini or pocket parks.	✓	✓	✓	✓	✓	-	✓	Use level removed (incorporated in Parks, Open Space, and Public Recreation (special))
Level 3: Parks and playgrounds from three to 10 acres in size; multi-use linear trails; sports fields with seating for 400 spectators; swimming pools for community or regional use; public and private outdoor recreational facilities such as golf courses, equestrian clubs, and marinas; and arboretums and community gardens more than two acres in size.	A	A	-	-	-	-	✓	Use level removed (incorporated in Parks, Open Space, and Public Recreation (special))
Level 4: Community parks and playgrounds from 10 to 20 acres in size, stadiums, and regional recreational facilities.	A	A	-	-	-	-	✓	Use level removed (incorporated in Parks, Open Space, and Public Recreation (special))
Level 5: Community/regional parks and recreational facilities generally over 20 acres in size, stadiums and regional recreational facilities.	CUP	CUP	-	-	-	-	✓	Use level removed (incorporated in Parks, Open Space, and Public Recreation (special))
H. Religious Assembly								Civic and Public Uses (Sector 813) subsection Religious Assembly. Religious assembly up to 10,000 sq. ft. now permitted in Public and Industrial Zones. All other assembly sizes now permitted with CUP in public zone.
Level 1: Religious assembly up to 5,000 sq. ft.	✓	✓	✓	✓	✓	-	-	Minimum assembly size up to 10,000 sq. ft. (previously 5,000 sq. ft.)
Level 2: Religious assembly up to 10,000 sq. ft.	✓	✓	✓	✓	✓	-	-	Assembly size change to 10,000 to 19,999 sq. ft.
Level 3: Religious assembly up to 20,000 sq. ft.	✓	✓	✓	A	A	-	-	Assembly size change to 20,000 to 29,999 sq. ft.
Level 4: Religious assembly up to 30,000 sq. ft.	A	A	A	A	A	-	-	Assembly size change to 30,000 to 39,999 sq. ft.

Level 5: Religious assembly up to 40,000 sq. ft.	CUP	CUP	CUP	A	A	-	-	Assembly size change to 40,000 sq. ft. or greater
I. Safety Services and Animal Control								
Level 1: Safety services such as police and fire/medical aid stations, including private ambulance service.	PF	PF	PF	✓	✓	✓	✓	Incorporated in Civic and Public Uses (Sector 813) - Administrative Government Facilities and Services (92 except 922140). This uses is permitted in the I and P zoning districts.
Level 2: Animal control services, such as animal shelter or Humane Society facilities.	-	-	-	-	-	✓	-	Incorporated in Civic and Public Uses (Sector 813) - Administrative Government Facilities and Services (92 except 922140). This uses is permitted in the I and P zoning districts.
J. Transportation								Transportation is condensed into two types; Pipeline Transportation (486), and Transportation, All Other (48 except 486). (3) Subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). As allowed under state or federal regulations, any use(s) or appurtenances subject to local municipal control will require a CUP in all zoning districts. (4) NAICS Subsector codes 481-485 and 487 (Air Transportation; Rail Transportation; Water Transportation; Truck Transportation; Transit and Ground Passenger Transportation; and Scenic and Sightseeing Transportation) permitted as services or systems, to include necessary support activities. The physical location of facilities, maintenance grounds, offices, or other structures incidental to the service or system are subject to the use regulations for said structure.
Level 1: Transportation uses serving neighborhoods such as bus shelters on major or secondary arterial streets.	A	A	A	A	A	A	A	Use level removed (incorporated in Transportation, All Other (48 except 486))
Level 2: Park and ride lots not exceeding 40 parking spaces.	-	-	-	-	-	A	-	Use level removed (incorporated in Transportation, All Other (48 except 486))
Level 3: Transportation uses serving communities and regions, such as passenger rail stations, parking facilities, school bus yards, bus barns, bus stations, and park and ride lots over 40 parking spaces.	-	-	-	-	-	-	-	Use level removed (incorporated in Transportation, All Other (48 except 486))
Level 4: Commercial parking lots and structures (short-term automobile).	-	-	-	-	-	CUP	-	Use level removed (incorporated in Transportation, All Other (48 except 486))
K. Utility or Public Maintenance Facilities								Condensed and incorporated into Utilities (Sector 22)
Level 1: Indoor maintenance and storage facility not exceeding 3,000 gross sq. ft. of floor space such as water or sewer pump stations. Outdoor storage of equipment, materials, or vehicles and vehicle maintenance is prohibited.	PF	PF	PF	PF	PF	✓	PF	Use level removed
Level 2: Indoor maintenance and storage facility not exceeding 5,000 gross sq. ft. of floor space with outdoor storage not exceeding 2,000 gross sq. ft.	-	-	-	-	-	✓	PF	Use level removed

L. Social Services	A	A	A	A	A	A	A	Incorporated in to Health Care & Social Assistance (Sector 62) with specified types of social services. Child Day Care Services, Home-Based (624410, part) would be the only social service that would be allowed with a administrative permit. All other social services would not be permitted within the Single Family 2, 3, 5, and Mixed Residential 1 zoning districts. these other social services would be allowed in the Mixed Residential 2, Industrial, and Public zoning districts with a conditional use permit, as specified in the Health Care & Social Assistance section.
--------------------	---	---	---	---	---	---	---	---

Existing Use Table					Proposed Changes
Summary of Chapter 18.80 EMC Permitted Use Table					Proposed Land Use Table Changes
Residential					
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	MUR	TC	C	BP	
Dwelling Unit, Accessory	-	-	✓(1a)	-	Accessory units expanded to subsections - Accessory Dwelling Unit (ADU), Attached - ADU, Detached (Backyard Cottage) - Caretaker Residence Permitted in MUR. ADU detached permitted with AUP in TC and C
Dwelling Unit, Single-Family Attached	-	CUP	✓	-	Single-Family Attached is defined closely with duplex and townhouse housing types that may also be considered Multi-Family. Attached Dwelling and similar housing types has been moved into into Multi-Family.
Dwelling Unit, Single-Family Detached or Cottage Housing	-	CUP	✓	-	Separated under Single Family to -Detached Dwelling -Cottage Court No longer permitted in TC and C zones. Permitted in MUR
Dwelling Unit, Multifamily	✓	✓	✓	✓(1c)	Expanded under Multi-Family to incorporate several housing types. All types permitted in MUR. Townhouse is also permitted in TC and C. Apartment also permitted in TC, C, and BP
Senior Citizen Assisted Housing	✓	✓	✓	✓(1c)	Reclassified as Assisted Living Facilities (6233) Permitted in MUR, TC, C & BP
Commercial					
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	MUR	TC	C	BP	
Day Care Center or Home	✓	✓	✓	✓	Expanded classifications under Health Care & Social Assistance (Sector 62) - Social Assistance. No proposed entitlement changes.
Drive-Through Use	CUP	✓	✓	✓	Incorporated in to Other Uses section- Drive-Up Windows (special). Drive-Up Windows is allowed in these zoning district with a CUP.
Gambling and Card Rooms	-	✓	-	-	Incorporated in to Arts, Entertainment, and Recreation (Sector 71) - Gambling Industries (7132). Permitted with CUP in TC and AUP in C & BP

Home Business	✓	✓	✓	-	Removed from the land use table. Home Business is regulated under EMC 18.100.070 and 080.
Personal and Beauty Services	✓	✓	✓	✓	Incorporated in to Services (Sector 811-812) - Personal Care Services (98121; 812310; 8123200). No changes to the entitlement process except that Personal Care Service use is allowed in the MUR zoning district with a CUP.
Professional Office	✓	✓	✓	✓	Incorporated in to Business & Professional Services (Sector 51-56) - General (all 'office' use, plus: 51 except 517; 52; 531; 533; 54 except 541940; 55; 561; 813). No entitlement changes
Retail Trade and Services – less than 50,000 sq. ft. for all structures (5)	✓(4)	✓	✓(3)(4)	✓(3)	Retail trade no longer subdivided by square footage. Incorporated in section Wholesale & Retail Trade (Sector 42, 44-45) - Retail Trade, All Other (all other 44-45). Permitted in all zones.
Retail Trade and Services – over 50,000 sq. ft. for all structures	CUP(4)	✓	-	CUP	Retail trade no longer subdivided by square footage. Incorporated in section Wholesale & Retail Trade (Sector 42, 44-45) - Retail Trade, All Other (all other 44-45). Permitted in all zones.
Storage/Self-Storage	-	✓(11)	CUP(11)	✓	Incorporated in Transportation & Warehousing (Sector 48-49) Expanded to include mini-warehouses and warehousing. No longer permitted in TC
Temporary Lodging, Hotel, Motel and Bed and Breakfast	✓	✓	CUP	CUP	Incorporated and expanded in Accommodation (Sector 721). Accommodation uses is allowed in the TC & C zoning districts and conditionally allowed in the MUR and BP zoning districts.
Recreational/Cultural					
Cinema, Performing Arts and Museums	✓	✓	✓	-	Incorporated in to Arts, Entertainment, and Recreation (Sector 71) Cinema and performing arts included in Indoor Arts, Entertainment, and Recreation Activities, Other (special). These uses is permitted in TC, C & BP zoning districts with no conditions and conditionally allowed in the MUR zoning district. Museums included in Museums and Art Galleries (712 except 712130) is permitted in all zoning districts.
Group Assembly/Meeting Hall	✓	✓	CUP	✓	Incorporated into Arts, Entertainment, and Recreation (Sector 71) - Indoor Arts, Entertainment, and Recreation Activities, Other (special). These uses is permitted in TC, C & BP zoning districts and allowed in the MUR zoning district with a CUP.

Private Recreation, Indoor or Outdoor	CUP	✓	✓	✓	Incorporated in Arts, Entertainment, and Recreation (Sector 71). Expanded to be separated by indoor or outdoor recreation. Indoor permitted in TC, C & BP zoning districts and allowed in the MUR zoning district with a CUP. Outdoor recreation is allowed in the MUR zoning district with a CUP and allowed in the TC, C, and BP zonign districts with a AUP.
Religious	CUP	✓	CUP	✓	Incorporated in to Civic and Public Uses (Sector 813) Expanded to be catergorized by square footage. Up to 39,999 sq.ft od Religious uses is permitted with in all zoning district with a CUP. Religious uses greater than 40,000 sq.ft is permitted in C and BP zoning districts.
Health Services					
Hospital or Emergency Care Facility	CUP	CUP	-	CUP	Incorporated under Health Care & Social Assistance (Sector 62) - Hospitals (622). Permitted without conditions in TC, C, and BP zoning districts
Medical Office/Outpatient Clinic	✓	✓	✓	✓	Incorporated under Health Care & Social Assistance (Sector 62) - Ambulatory Health Care Services All Other (all other 621). No change to zones
Nursing and Personal Care Facility	CUP	✓	CUP	✓	Incorporated in Residential - Nursing and Residential Care Facilities (6231; 6232). This use is permitted in all zoning districts.
Group Home – Type I (1b)	✓	✓	✓	-	Type I Group Homes has been Incorporated into Health Care & Social Assistance (Sector 62) - Social Assistance, All Other (all other 624).
Group Home – Type II and III (1b)	-	CUP	-	-	Type II and Type III Group Homes has been Incorporated into Civic and Public Uses (Sector 813) - Correctional Institutions (922140).
Agriculture (5)					
Animal or Crop Processing	-	-	-	-	Incorporated into Agriculture and Resources (Sector 11-21) expanded in to sections - Crop Production, All Other (111), and Animal Production and Aquaculture, All Other (112 except 112210; 112112; 112511, part). No changes to zone permits
Family Farm	CUP	✓	✓	✓	Incorporated into Agriculture and Resources (Sector 11-21) - Family Farm (111, special). Family farm uses is no longer permitted in these zoning districts.
Industrial/Manufacturing (6)					
Light Industrial and Light Manufacturing	-	CUP(7)	CUP(7)	✓(7)	Incorporated in Manufacturing (Sector 31-33). Manufacturing uses is no longer permitted in the MUR or TC zoning districts. Manufacuring uses is allowed in C and BP zoning districts with a CUP.

Heavy Industrial and Heavy Manufacturing	-	-	-	-	Incorporated in Manufacturing (Sector 31-33). No changes with the entitlement process.
Civic and Other (8)					
Administrative Government Facilities	✓	✓	✓	✓	Incorporated in Civic and Public Uses (Sector 813). No changes to the entitlement process.
Essential Public Facilities	-	✓	CUP	✓	Removed from the land use table. Essential Public Facilities is regulated under EMC 18.100.050
Major Utility Facility	-	CUP	CUP	CUP	Incorporated in to Utilities (Sector 22) and catergorized by Utility type. Utility facilities are no longer permitted in these zoning districts .
Minor Utility Facility	✓(9)	✓	✓	✓	Incorporated in to Utilities (Sector 22) and catergorized by Utility type. Utility facilities are no longer permitted in these zoning districts.
Public Park	✓	✓	✓	✓	Incorporated in Civic and Public Uses (Sector 813) - Parks, Open Spaces, and Public Recreation. No changes to entitlement process.
Schools: Compulsory, Vocational and Higher Education	✓	✓	✓	✓	Incorporated in Education Services (Sector 61) and catergorized by facility type. Educational facilities in the MUR zoning distict now require a AUP.
Wireless Communication Facilities (10)	CUP	CUP	CUP	CUP	Incorporatec in Utilities (Sector 22). Updated: Activities subject to Edgewood Ordinance No. 18-0526 and any successors, as modified (EMC 18.100.110)

Conditions

1. Permit Use Conditions. (Use notes from Table 1 above.)

(1) Residential uses subject to the requirements of EMC Title 16, Subdivisions.

a. Accessory unit is only allowed in association with a single-family detached unit.

b. Subject to the provisions of EMC 18.70.050(D), (E) or (F).

c. Provided that multifamily use in BP zone is subject to the development standards contained in Chapter 18.95 EMC.

(2) Sexually oriented business is only allowed in the BP district with a conditional use permit.

(3) This use is further restricted to a maximum of 20,000 gross square feet within the MUR and BP districts.

(4) Services, sales, storage and operations other than customer parking and “sidewalk” style merchandise display and outdoor seating must be fully contained within a structure. Gasoline service stations are not permitted in the Town Center.

(5) Farmer’s markets, farm stands and public markets are permitted in all districts. If such a market is temporary, then it requires a temporary use permit.

(6) The director shall determine whether a use is classified as light industrial or heavy industrial based on the industrial classification and its potential to cause negative impacts on residential, civic and commercial uses.

(7) All structures for light industrial uses must meet the required setbacks, landscaping and all other standards contained in this chapter. Equipment storage and manufacturing activities shall be enclosed in a structure or fully screened with Type I landscaping from Meridian Avenue. Warehouse and distribution uses require a conditional use permit in the Commercial district.

(8) Maintenance yards, substations and solid waste transfer stations are not permitted outside of the BP district and must be fully screened with 20 feet of Type IV landscaping.

(9) Minor utility facilities, such as telecom, fiber optics, Internet and similar facilities, shall be located within a fully enclosed structure, unless the director determines this is not feasible.

between the requirements of that section and the requirements of this chapter, the standards contained in EMC 18.100.110 shall apply.

(11) Storage/self storage project proposals within the C and MUR zones on combined project areas two acres or larger shall provide retail- or office-commercial-type uses or preserve for future retail- or office-commercial-type uses, at minimum, of 30 percent of the land area within the first 150 feet from an arterial ROW.



Title 18

DEVELOPMENT STANDARDS Amended Ord. 20-0572

Chapters:

- 18.10 Introduction**
- 18.20 Definitions**
- 18.30 General Administration**
- 18.40 Procedures for Land Use Permits and Decisions**
- 18.50 Discretionary Permits and Administrative Decisions – Review Criteria**
- 18.55 Development Agreements**
- 18.60 Amendments to the Comprehensive Plan and Development Regulations**
- 18.70 ~~Land Use Types and Levels~~ Permitted Land Uses**
- 18.80 Land Use Zones**
- 18.85 Enforcement** Amended Ord. 20-0572
- 18.90 Development Standards – Citywide Applicability** Amended Ord. 20-0572
- 18.95 Design Standards**
- 18.97 Sign Code** Amended Ord. 20-0572
- 18.100 Development Standards – Use Specific** Amended Ord. 20-0572
- 18.105 Concurrency Management**

Chapter 18.20

DEFINITIONS

Sections:

- 18.20.010 Purpose.
- 18.20.020 Words not defined, administrative interpretation.
- 18.20.030 Additional definitions.
- 18.20.040 A definitions.
- 18.20.050 B definitions.
- 18.20.060 C definitions.
- 18.20.070 D definitions.
- 18.20.080 E definitions.
- 18.20.090 F definitions.
- 18.20.100 G definitions.
- 18.20.110 H definitions.
- 18.20.120 I definitions.
- 18.20.130 J definitions.
- 18.20.140 K definitions.
- 18.20.150 L definitions.
- 18.20.160 M definitions.
- 18.20.170 N definitions.
- 18.20.180 O definitions.
- 18.20.190 P definitions.
- 18.20.200 Q definitions.
- 18.20.210 R definitions.
- 18.20.220 S definitions.
- 18.20.230 T definitions.
- 18.20.240 U definitions.
- 18.20.250 V definitions.
- 18.20.260 W definitions.
- 18.20.270 X definitions.
- 18.20.280 Y definitions.
- 18.20.290 Z definitions.

18.20.010 Purpose.

The purpose of this chapter is to define words that are used throughout this title. Definitions may also be found in specific sections of this title. (Ord. 03-203 § 1).

18.20.020 Words not defined, administrative interpretation.

Refer to EMC 18.50.020(F), Administrative Interpretations. (Ord. 03-203 § 1).

18.20.030 Additional definitions.

The definitions contained in this title are generally those listed in this chapter, except for those definitions specified in EMC 18.97.300, Definitions (sign code), ~~and~~ EMC 18.100.100, Sexually oriented businesses, ~~which are specific to those respective sections and in the~~ [National American Industry Classification System](#).

A. Signs (refer to Chapter 18.97 EMC, Sign Code).

B. Sexually oriented businesses (refer to EMC 18.100.100, Sexually oriented businesses).

C. [North American Industry Classification System \(NAICS\)](#). NAICS provides definitions for land uses in the City. The NAICS code is available on the City website or can be viewed at City Hall.

~~C. Land Use Types and Levels. The definitions contained in this chapter shall apply. For uses in Single Family, Mixed Residential, Industrial and Public zones, refer also to Chapter 18.70 EMC, Land Use Types and Levels. For uses within the Mixed Use Residential, Commercial, Town Center and Business Park zones, refer also to EMC 18.80.080. (Ord. 11 359 § 7 (Exh. D); Ord. 03 203 § 1).~~

18.20.040 A definitions.

“Abandon” means when an owner of a support structure intends to permanently and completely cease all business activity associated therewith.

“Abutting” means a lot bordering, touching or in physical contact with another lot. Sites are considered abutting even though the area of contact may be only a point.

“Access” means the way or means by which pedestrians and vehicles enter and leave property.

“Accessory building” means a detached subordinate building, the use of which is customarily incidental of the principal building or to the principal use of the land and is located on the same tract as the principal building or use.

~~“Accessory dwelling unit, attached” means a small, self-contained residential unit that includes bathroom, kitchen, and sleeping facilities needed for day-to-day living independent of the main home and located on the same lot as an existing single family dwelling.~~

“Accessory dwelling unit (ADU), attached” means a small self-contained dwelling unit within a detached house, but with a separate entryway.

~~“Accessory dwelling unit, detached” means a small, self-contained residential unit that includes bathroom, kitchen, and sleeping facilities needed for day-to-day living independent of the main home and located on the same lot as an existing single family dwelling.~~

“ADU, detached [backyard cottage]” means a small self-contained dwelling unit located on the same lot as a detached house, but physically separated (detached).

“Accessory equipment” means any equipment serving or being used in conjunction with a telecommunications facility or support structure. This equipment includes, but is not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or other structures.

“Accessory structure” means a structure either attached or detached from a principal building and located on the same lot and is customarily incidental and subordinate to the principal building or use.

“Accessory use” means a use of land or of a building customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

“Activity” means any use conducted on a site.

“Adequate public facilities” means facilities which have the capacity to serve development without decreasing levels of service below minimums established by the city in the comprehensive plan.

“Adjacent” means lots located across a right-of-way, railroad or street, except limited access roads.

~~“Administrative government facilities” means facilities and services related to the executive, legislative, judicial, administrative and regulatory activities of local, state and federal governments or special districts that provide direct services to people. Examples include government offices, courthouses, and human and social service offices. This definition excludes jails, parks, transit centers, park and rides, utility yards, sewage treatment plants, schools, golf courses and airports.~~

“Administrative government facilities and services” means the executive, legislative, judicial, administrative and regulatory activities of local, state, federal, and international governments or special districts that may perform public services and work directly with citizens. Further described in NAICS 92 (except 922140).

"Adult family home" means a residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An adult family home may provide services to up to eight adults upon approval from the state means a home in which person(s) provide care, room, and board to 2-6 adults who are not related to them. Further defined described in NAICS 623990, part.

"Agency" means any state or local governmental body, board, commission, department, or officer authorized to make law, hear contested cases, or otherwise take the actions stated in WAC 197-11-704, except the judiciary and state legislature. An agency is any state agency (WAC 197-11-796) or local agency (WAC 197-11-762).

"Agricultural sales" means agricultural sales of goods produced on individual farms located within the city. This includes vegetable stands and farmers markets. Further described in NAICS 454390.

"Alley" means a public or private way not more than 30 feet wide at the rear or side of property affording only secondary means of vehicular or pedestrian access to abutting property.

"Amateur radio station operators or receive-only antennas" means any tower or antenna that is under 70 feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas.

"Amateur radio tower" means a facility used for personal, noncommercial radio licensed by the Federal Communications Commission.

"Ambulatory health care services, all other" means facilities that provide diagnoses and outpatient care on a routine basis, but do not provide housing of patients. This does not include home healthcare services. Further described in NAICS 621.

"Amendment" means a change in the wording, context, or substance of this code or the comprehensive plan; a change in the zoning map or comprehensive plan map; a change to the official controls of city code; or any change to a condition of approval or modification of a permit or plans reviewed or approved by the community development director or designee or hearing examiner.

"Amenity area" means the portion of the street right-of-way between the curb and the clear walk zone of the sidewalk where trees, lighting, and street furnishings are often located.

"Anchor" means the device to which tie-downs are secured or fastened having a holding power of not less than 4,800 pounds. They include, but are not necessarily limited to, screw auger, expanding or concrete "dead men" type anchors, and are to be constructed as to accommodate "over the top" and "frame" type tie-downs, used singly or in conjunction.

~~"Animal processing" means the slaughter and processing of animals raised at another location. This definition does not include those uses that constitute the definition of a family farm.~~

"Animal production and aquaculture, all other" means uses involving the raising or fattening animals for the sale of animals or animal products and/or raising aquatic plants and animals in controlled or selected aquatic environments for the sale of aquatic plants, animals, or their products. This excludes raising hogs, pigs, cattle, and fish as specified elsewhere. Further defined described in NAICS 112 (except 112210, 112112, and 112511).

"Animal slaughtering and processing" means uses that involve slaughtering animals; preparing processed meats and meat byproducts; and rendering and/or refining animal fat, bones, and meat scraps. Further described in NAICS 3116.

"Antenna" means any system of electromagnetically tuned wires, poles, rods, reflecting discs or similar devices used to transmit or receive electromagnetic waves between terrestrial and/or orbital based points, and includes, but is not limited to:

1. Whip antenna(s): An omnidirectional antenna which transmits and receives radio frequency signals in a 360-degree radial pattern, typically four inches or less in diameter.

2. Panel antenna(s): A directional antenna which transmits and receives radio frequency signals in a specific directional pattern of up to 120 degrees, typically thin and rectangular in shape.
3. Tubular antenna(s): A hollow tube typically 12 inches in diameter containing either omnidirectional or directional antennas, depending on the specific site requirement. Often used as a means to mitigate the appearance of antennas on top of light standards and power poles.
4. Parabolic (or dish) antenna(s): A bowl-shaped device for the reception and/or transmission of communications signals in a narrow and specific direction.
5. Ancillary antenna(s): An antenna that is less than 12 inches in its largest dimension and that is not directly used to provide personal wireless communications services. An example would be a global positioning satellite (GPS) antenna.

“Antenna array” means a single or group of antenna elements and associated mounting hardware, transmission lines, or other appurtenances which share a common attachment device such as a mounting frame or mounting support structure for the sole purpose of transmitting or receiving electromagnetic waves.

“Antenna height” or “height,” when referring to a tower or other wireless telecommunications facilities, the vertical distance measured from the finished grade of the parcel at the base of the tower pad or antenna support structure to the highest point of the structure, even if said highest point is an antenna. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height.

“Antenna support structure” means any pole, telescoping mast, tower, tripod, or other structure which supports a device used in the transmitting or receiving of radio frequency signals.

“Antique dealer” means any person engaged, in whole or in part, in the business of selling antiques.

“Antiques” means works of art, pieces of furniture, decorative and household objects, and other such collectibles possessing value or commercial appeal owing to their being made during an earlier period.

~~“Apartment” means a dwelling unit in a multifamily building.~~

“Apartment Building” means five or more dwelling units integrated vertically, horizontally, or both.

“Appeal” means a request for review of the community development director or designee’s decision concerning matters addressed by the ordinance to the planning commission or a review of the hearing examiner’s decision to the city council.

“Applicant” means any person who makes an application to the city of Edgewood for a development permit.

“Approval” means permission to proceed with a land use action for development with required mitigation.

“Aquifer” means a saturated geologic formation that will yield a sufficient quantity of water to serve as a private or public water supply.

“Arcade” means a linear pedestrian walkway that abuts and runs along the facade of a building. It is covered, but not enclosed, and open at all times to public use. Typically, it has a line of columns along its open side. There may be habitable space above the arcade.

“Architectural barriers” means constructed structures such as walls, signs, rockeries, drainage swales or similar constructed features that impact the required landscape areas.

“Art,” “artwork” means a device, element, or feature with a primary purpose to express, enhance or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique, specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purposes. Signs, upon approval by the city, may be considered artwork, provided they

exhibit an exceptionally high level of craftsmanship, special material or construction and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered art.

“Articulate” means to give emphasis to or distinctly identify a particular building element. An articulated facade would be the emphasis of elements on the face of a wall including a change in setback, materials, texture, color, roof pitch, or height.

"Assisted living facilities" means a multifamily dwelling facility where at least one individual is at least age 55 or has special needs, which provides its residents with round-the-clock living assistance services that may include complete daily meals, personal care, custodial services, supervision of self-administered medication, recreational activities, security, and transportation assistance. The dwelling units may be private or semi-private and may be fully self-contained. This use type does not include hospitals, nursing homes, medical clinics or offices, medical treatment, or multifamily dwellings, which do not provide assistance with activities of daily life. ~~Assisted living facilities provide rooms, meals, personal care and supervision of self-administered medication, recreational activities, financial services, and transportation.~~

"Attached dwelling" means two attached dwelling units located on two separate lots that share a common wall along a lot line.

"Automobile and other motor vehicle dealers" means establishments primarily engaged in retailing new and used motor vehicles, including, but not limited to, automobiles, light trucks, -and passenger and cargo vans. Further described in NAICS 4411 and 4412.

"Automotive oil change and lubrication shops" means establishments primarily engaged in changing motor oil and lubricating the chassis of automotive vehicles, such as passenger cars, trucks, and vans. Further described in NAICS 811191.

"Automotive repair and maintenance, all other" means facilities or places where the repair and service of automobiles, trucks, motorcycles, recreational vehicles, boats, commercial vehicles, and construction equipment occurs. This category does not include car washes, automotive oil change and ~~express-lube~~ lubrication shops, or motor vehicle towing. Further described in NAICS 8111.

~~"Automobile service station" or "gas station" means a building or lot having pumps and storage tanks where fuels, oils or accessories for motor vehicles are dispensed, sold or offered for sale at retail prices only, repair service is incidental and no storage or parking space is offered for rent. (Ord. 18-526 § 2 (Att. B); Ord. 16-469 § 2 (Exh. A); Ord. 15-448 § 2 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).~~

18.20.050 B definitions.

“Backhaul network” means the lines that connect a provider’s wireless telecommunications facilities to one or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.

“Balcony” means an outdoor space built as an above ground platform projecting from the wall of a building and enclosed by a parapet or railing.

“Barn” means a structure used for the storage of farm products, feed, and for housing farm animals and light farm equipment.

“Base station” means the structure or equipment at a fixed location that enables wireless communications, licensed or authorized by the FCC, between user equipment and a communications network. The term does not encompass a tower as defined in this chapter or any equipment associated with a tower.

1. The term “base station” includes, but is not limited to, equipment associated with wireless communications services, such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

2. The term “base station” includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including distributed antenna systems and small-cell networks).

3. The term “base station” includes any structure other than a tower that, at the time an eligible facilities modification application is filed with the city under this code, supports or houses equipment described in subsections (1) and (2) of this definition, and that has been reviewed and approved under the applicable zoning or siting process, or under another state, county or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

4. The term “base station” does not include any structure that, at the time a completed eligible facilities modification application is filed with the city, does not support or house equipment described in subsections (1) through (3) of this definition.

“Basement” means that portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

“Battery charging station” means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

“Bay window” means a window that protrudes from the main exterior wall. Typically, the bay contains a surface that lies parallel to the exterior wall and two surfaces that extend perpendicular or diagonally from the exterior wall. To qualify as a bay, the bay must contain a windowpane, which extends at least 60 percent of the length and 35 percent of the height of the surface of the bay, which lies parallel to the exterior wall. There need not be windows in the surface that extends out from the exterior wall.

~~“Bed and breakfast” means a single structure that offers temporary lodging and breakfast. The proprietors of the service reside within the structure and there are fewer than 10 bedrooms available for commercial use.~~

“Bed-and-breakfast inns” means a single structure that offers temporary lodging and breakfast. The proprietors of the service reside within the structure and there are fewer than 10 bedrooms available for commercial use. Further described in NAICS 721191.

“Below market rate” means 80 to 100 percent of the median income.

“Berm” means a landscaped elevation formed of earth, sand, or stone.

Blank Walls. Walls subject to “blank wall” requirements meet the following criteria:

1. Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation as defined below or other architectural feature.
2. Any ground level wall surface or section of a wall over four feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section.

“Blighted area” means an area characterized by deteriorating and/or abandoned buildings; inadequate or missing public or community services; and vacant land with debris, litter, lack of sanitation facilities, trash and junk accumulation, and impacted by adverse environmental nuisances, such as noise, heavy traffic, and odors.

“Block” means all land along one side of a street that is between two intersections or intercepting streets, or interrupting streets and a railroad right-of-way, or unsubdivided land or water course.

“Building” means any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals or property of any kind.

“Building coverage” means the measurement of the gross footprint of all the structures, to include accessory and exempt structures, on a lot. The gross footprint includes all structural elements and projections of a building and includes, but is not limited to: eaves, projections, decks, balconies, elevated patios, breezeways, or canopies.

“Building, detached” means a building detached from one or more buildings by common roofs, walls, or floors.

“Building facade” or “facade” means the visible wall surface, excluding the roof, of a building when viewed from a public right-of-way or adjacent property. If more than one wall is predominately visible, the walls may be considered one facade for the purposes of signage. A building facade is measured in gross square feet (gsf) and does not include roof area.

“Building height” means the vertical distance from the average natural, undisturbed grade of a site to the highest point of the structure.

“Building, principal” means a building devoted to the principal use of the lot on which it is situated.

“Bulkhead” means a vertical wall of steel, timber or concrete used for erosion protection or as a retaining wall.

“Business” means the purchase, sale, or other transaction involving the handling or disposition of any article, service, substance, or commodity for livelihood or profit; or the management of office buildings, offices, recreational or amusement enterprises; or the maintenance and use of buildings, offices, structures, and premises by professions and trades rendering services. (Ord. 18-526 § 2 (Att. B); Ord. 16-463 § 2; Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.060 C definitions.

“Camouflage” means to disguise, hide, or integrate with an existing or proposed structure or with the natural environment so as to be significantly screened from view.

“Canopy” means an architectural projection that provides weather protection, identity or decoration and is supported by the building to which it is attached. A canopy is comprised of a rigid structure over which a rigid covering is attached.

~~“Car wash” means mechanical facilities for the washing, waxing and vacuuming of automobiles, light trucks, and vans.~~

“Car washes” means mechanical facilities for the washing, waxing and vacuuming of automobiles, light trucks, and vans. Further described in NAICS 811192.

“Caretaker residence” means an attached or detached dwelling unit providing independent living facilities for on-site caretaking of property and improvements.

“Carport” means a covered automobile structure open on one or more sides, with direct driveway access for the parking stall(s). A carport may be integrated with, attached to, or detached from the primary structure.

“Carrier on wheels” or “cell on wheels (COW)” means a portable self-contained telecommunications facility that can be moved to a location and set up to provide wireless services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna support structure.

~~“Cattle Feedlots” means establishments primarily engaged in feeding cattle for fattening. (NAICS 112112)~~

“Cattle feedlots” means uses involving feeding cattle for fattening. Further described in NAICS 112112.

“Cell site” or “site” means a tract or parcel of land that contains wireless telecommunications facilities including any antenna, support structure, accessory buildings, and parking, and may include other uses associated with and ancillary to wireless telecommunications facilities.

~~“Cemeteries” means land used or intended to be used for the burial of the dead and dedicated to cemetery purposes, including columbariums, mausoleums and mortuaries, when operated in conjunction with and within the boundary of such cemetery.~~

"Cemeteries" means land used or intended to be used for the burial of the dead and dedicated to cemetery purposes, including columbariums, mausoleums and mortuaries, when operated in conjunction with and within the boundary of such cemetery. Further described in NAICS 812220.

“Change of Use.” A “change of use” shall be determined to have occurred when it is found that the general character of the use in question has been modified. This determination shall include review of, but not be limited to:

1. Hours of operation;
2. Materials processed or sold;
3. Required parking;
4. Traffic generation;
5. Impact on public utilities;
6. Clientele;
7. General appearance and location; and
8. Change in use type.

"Child day care services, all other" means a building or structure in which care is regularly provided for a group of children for periods of less than 24 hours not in the provider's home. Daycare facilities include family daycare homes and daycare centers regulated by the Washington State Department of Social and Health Services or successor agency. This use includes pre-school and nursery school facilities not part of the K through 12 education program. Further described in NAICS 624410.

"Child day care services, home-based" means a building or structure in which care is regularly provided for a group of no more than 12 children, including immediate family members who reside in the home, for periods of less than 24 hours based in the living quarters of the provider's home. Daycare facilities include family daycare homes and daycare centers regulated by the Washington State Department of Social and Health Services or successor agency. Home-based facilities have no more than 12 persons in attendance at any one time in the provider's home in the family living quarters, including immediate family members who reside in the home. This use includes home-based pre-school and nursery school facilities not part of the K through 12 education program. Further described in NAICS 624410.

“Circulation” means the movement or flow of traffic from one place to another through available routes. Traffic includes a variety of modes of travel including pedestrian, motor vehicle and nonmotorized methods, such as bicycles.

“Clearing” means the removal of timber, brush, grass, groundcover, or other vegetative matter from a site which exposes the earth's surface on the site.

“Clear-vision area” means a triangular area at intersections or public drives where visual obstructions are to be kept clear, as directed by the public works director or designee.

“Closed record appeals” means administrative appeals under RCW 36.70B.110, which are heard by the city council or hearing examiner, following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted, and only appeal arguments allowed.

“Collocation” means the mounting or installation of transmission equipment on an existing support structure for the purpose of transmitting, receiving, or both transmitting and receiving radio frequency signals for communication

purposes. When applied to eligible facilities requests, “collocation” means the mounting or installation of transmission equipment on an eligible support structure.

“Collocation of wireless telecommunications facilities” means the use of wireless telecommunications facilities by more than one service provider.

“Combined use building” means residential use types in combination with other use types.

“Commercial activity” means any activity carried out for the purpose of financial gain for an individual or organization, whether profit or nonprofit.

“Commercial and industrial equipment rentals” means establishments primarily engaged in renting or leasing commercial-type and industrial-type machinery and equipment, typically catering to a business clientele without a retail-like or storefront facility. Further described in NAICS 5323 and 5324.

“Commercial truck” means any motorized vehicle licensed by the state including, but not limited to, a car, truck, truck trailer, tractor, grading machine, bulldozer, scraper, boat, motorized crane, etc., that is used in the operation of a business to store, transfer, or deliver commodities or in construction, road grading, or logging activities.

“Communications facilities” means power and communications lines and towers, antennas and microwave receivers.

“Community development director” means the director of the community development department of the city of Edgewood or his/her designee.

“Comprehensive plan” means the document, including maps, adopted by the city council which outlines the city’s goals and policies relating to management of growth, and prepared in accordance with Chapter 36.70A RCW. The term also includes any adopted subarea plans prepared in accordance with Chapter 36.70A RCW.

“Concealed telecommunications facility” means any telecommunications facility that is integrated as an architectural feature of an existing structure or any new support structure designed so that the purpose of the facility or support structure for providing wireless services is not readily apparent to a casual observer. “Concealment” shall also refer to an eligible support structure and transmission facility designed to look like some feature other than a wireless tower or base station.

“Concurrency” means ensuring that adequate public improvements or strategies are in place at the time of development, and the ability and financial commitment of the service provider to expand capacity or maintain the level of service for new development through capital improvements within a six-year period as noted in the transportation capital improvement plan.

“Condominium” means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interest in the common elements are vested in the unit owners, and unless a declaration and a survey map and plans have been recorded. Condominiums must meet all provisions of Chapter 64.34 RCW.

“Consumer goods rental” means establishments primarily engaged in renting personal and household-type goods from a retail-like or storefront facility. Further described in NAICS 5322 and 5323.

“Contiguous” means bordering upon, to touch upon, or in physical contact with.

“Cornice” means the molded and projecting horizontal member that crowns an architectural composition.

~~“Correctional facilities” means facilities for holding persons in custody or in detention, including county jails, state prisons, juvenile detention facilities, prerelease facilities, work release facilities, and other facilities to which a person may be incarcerated upon arrest or pursuant to sentencing by court.~~

"Correctional institutions" means facilities for holding persons in custody or in detention, including county jails, state prisons, juvenile detention facilities, prerelease facilities, work release facilities, and other facilities ~~to~~in which a person may be incarcerated upon arrest or pursuant to sentencing by court. Further described in NAICS 92.

"Cottage court" means five to nine detached dwelling units organized around an internal shared courtyard.

"Cottage housing" means a development of detached dwellings, which has the following characteristics:

1. Each unit is of a size and function suitable for a single person or small family;
2. Each unit has the construction characteristics of a single-family house;
3. The density is typically eight to 17 units per acre (but is subject to minimum and maximum densities established under applicable zoning regulations);
4. All units are located either on a commonly owned piece of property or individual small lots;
5. The development is designed with a coherent concept and includes:
 - a. Shared usable open space;
 - b. Off-street parking;
 - c. Access within the site and from the site;
 - d. Amenities such as a multipurpose room, workshop, or garden;
 - e. Coordinated landscaping.

"Courtyard" is an open space, usually landscaped, which is enclosed on at least three sides by a structure or structures.

"Crematoria" means an accessory use where the dead, both animal and human, are prepared for and cremated, but not in the same facility. Further described in NAICS 812220.

~~"Crop processing" includes the primary processing, packaging and storage of agricultural products partially or wholly produced off site. This definition does not include those uses that constitute the definition of a family farm.~~

"Crop production, all other" means uses which involve the raising and harvesting of row crops, field crops, or tree crops on an agricultural or commercial basis, including packing, primary processing, and storage facilities. This use category does not include the production of marijuana. Further described in NAICS 111.

"Curb cut" is a depression in the curb for a driveway to provide vehicular access between private property and the street. (Ord. 18-526 § 2 (Att. B); Ord. 15-448 § 2 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.070 D definitions.

"Dangerous waste" means any discarded, useless, unwanted, or abandoned substances including, but not limited to, certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial, present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes:

1. Have short-lived, toxic properties that may cause death, injury, or illness or have mutagenic, teratogenic, or carcinogenic properties; or
2. Are corrosive, explosive, flammable, or may generate pressure through decomposition or other means.
Includes wastes designated in WAC 173-303-070 through 173-303-103 as dangerous wastes.

"Daycare center" means a daycare facility which operates in a place other than a residence, with no limitation as to the number of clients.

“Daycare facility” means a building or structure in which care is regularly provided for a group of children or adults for periods of less than 24 hours. Daycare facilities include family daycare homes and daycare centers regulated by the Washington State Department of Social and Health Services or successor agency, as presently defined and as may be hereafter amended (Chapter 74.15 RCW, WAC 388-150-010).

“Daycare, home” means a daycare facility which operates in the provider’s residence and is subject to a limitation on the number of clients.

“Daycare, home-based” means a daycare facility with no more than 12 persons in attendance at any one time in the provider’s home in the family living quarters, including immediate family members who reside in the home.

“Decibel” means a unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in decibels.

“Deciduous tree” means a tree which loses its foliage annually.

“Decision” means an interpretation of compliance with the city’s municipal code.

“Deck” is a roofless, outdoor, above ground platform projecting from the wall of a building and supported by piers or columns.

“Dedication” means the transfer of property by the owner to another party.

“Department” means the city of Edgewood community development department.

Design Details. Architectural or building “design details” refer to the minor building elements that contribute to the character or architectural style of the structure. “Design details” may include moldings, mullions, rooftop features, the style of the windows and doors, and other decorative features.

“Design, wireless telecommunications facilities” means the appearance of wireless telecommunications facilities, including such features as their materials, colors, and shape.

“Designated zone facility” means any hazardous waste facility that requires an interim or final status permit under rules adopted under Chapter 70.105 RCW and Chapter 173-303 WAC, and that is not a preempted facility as defined in RCW 70.105.010 or in Chapter 173-303 WAC. A hazardous waste treatment or storage facility is a designated zone facility.

“Detached dwelling” means one dwelling unit on an individual lot with yards on all sides.

“Development” means any constructed changes to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, or drilling operations or the subdivision of property.

“Development activity” means any action taken either in conjunction with a use, or to make a use possible. Activities do not in and of themselves result in a specific use. Most activities may take place in conjunction with a variety of uses.

“Development permit” means any document granting, or granting with conditions, an application for a site plan, building permit, discretionary decision, or other official action of the city having the effect of authorizing the development of land.

“Development plan” means a plan drawn to scale, indicating, but not limited to, the proposed use, the actual dimensions and shape of the lot to be built upon, the exact sizes and locations of buildings already existing on the lot, if any, and the location on the lot of the proposed building or alteration, yards, setbacks, landscaping, off-street parking, ingress and egress, and signs.

“Development regulation” means regulation of the location and size of development, including, but not limited to, setbacks, landscaping, screening, height, site coverage, signs, building layout, parking and site design and related features of land use.

“Discontinuance” means the abandonment or nonuse of a building, structure, sign or lot.

“Discretionary permit” means a decision which requires special analysis or review due to the nature of the application or because special consideration was requested by the applicant.

“District” means an area designated by this title, with specific boundaries, in which lie specific zones, or special purpose area as described in this title.

“Double-frontage lot” means a lot other than a corner lot with frontage on more than one street.

"Drinking places for alcoholic beverages" means bars, taverns, nightclubs, or drinking places primarily engaged in preparing and serving alcoholic beverages for immediate consumption, which may also provide limited food services. Further described in NAICS 722410.

“Dripline” means a circle drawn at the soil line directly under the outermost branches of a tree.

~~“Drive through” means a business establishment so developed that all or a portion of its retail or service character is dependent on providing a driveway approach or parking space for motor vehicles so as to serve patrons while in a motor vehicle, or within a building on the same premises and devoted to the same purpose as the drive through service.~~

~~“Drive through use” means any use that provides goods and services using a window or microphone, while customers remain in their vehicle.~~

"Drive-up windows" means any use that provides goods and services using a window or microphone, while customers remain in their vehicle. Drive-up windows may also be called drive-through facilities shall not face a public right of way and the facility must be screened from the right of way in accordance with EMC Subsection 18.95.030.K.

“Driveway” means a paved or graveled surface a minimum of 15 feet in width that provides access to a lot from a public or private right-of-way.

“Duplex” means one detached residential building, vertically or horizontally attached, containing two dwelling units totally separated from each other by a one-hour firewall or floor, designed for occupancy by not more than two families.

"Duplex: back to back" means two dwelling units on an individual lot separated vertically back-to-back that share a common wall.

"Duplex: side by side" means two dwelling units on an individual lot separated vertically side-by-side that share a common wall.

"Duplex: top and bottom" means two dwelling units on an individual lot separated horizontally with one unit on top of the other unit.

“Dwelling” means a building or portion thereof designed exclusively for human habitation, but not including hotel or motel units.

“Dwelling unit” means one room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure or on the same property, and containing independent cooking, sleeping and sanitary facilities. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit.

~~“Dwelling unit, accessory” means a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling, or contained within a separate structure that is accessory to the primary dwelling unit on the premises.~~

“Dwelling unit, multifamily” means a dwelling unit contained in a building consisting of two or more dwelling units which may be stacked, or one or more dwellings included in a structure with nonresidential uses.

“Dwelling unit, single-family attached” means a building containing one dwelling unit that occupies space from the ground to the roof, and is attached to one or more other dwellings by common walls.

~~“Dwelling unit, single family detached” means a detached building containing one dwelling unit. (Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).~~

18.20.080 E definitions.

“Easement” means a nonpossessory interest in the land of another which entitles the owner of the interest to a limited use or enjoyment of the other’s land for the purpose of and protection from interference with this use by a public or private street, railroad, utility, transmission line, walkway, sidewalk, bikeway, equestrian trail, and other similar uses. An easement may be exclusive or include more than one user.

~~“Educational services, all other” means establishments providing other types of training and instruction, such as business, computer, fine arts, cosmetology, and language instruction. Further described in NAICS 6116 and 6117.~~

“Electric vehicle infrastructure” means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

~~“Electric Power Generation” (NAICS 22111) — means establishments primarily engaged in operating electric power generation facilities. These facilities convert other forms of energy, such as waterpower (i.e., hydroelectric), fossil fuels, nuclear power, and solar power, into electrical energy. The establishments in this industry produce electric energy and provide electricity to transmission systems or to electric power distribution systems. Establishments primarily engaged in operating trash incinerators that also generate electricity are classified in NAICS 56221, Waste Treatment, and Disposal.~~

~~“Electric power generation” means uses involving the production of electric energy and delivery of electricity to transmission systems or to electric power distribution systems. This category does not include electricity generation as an accessory use. Further defined described in NAICS 22111.~~

“Electromagnetic field (EMF)” means the field produced by the operation of equipment used in transmitting and receiving radio frequency signals.

~~“Elementary and secondary schools” means schools furnishing academic courses and associated course work that comprise a basic preparatory education, typically kindergarten through 12th grade. Further described in NAICS 6111.~~

“Eligible facilities request” means any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

1. Collocation of new transmission equipment;
2. Removal of transmission equipment; or
3. Replacement of transmission equipment.

“Eligible support structure” means any existing tower or base station as defined in this chapter; provided, that it is existing at the time the relevant application is filed with the city under this title.

“EMC” means and is an abbreviation for the Edgewood Municipal Code.

“Emergency care facility” means any facility providing 24-hour emergency medical care.

“Equipment shelter” means the structure associated with a PWSF that is used to house electronic switching equipment, cooling systems, and backup power systems.

“Erect” means the act of placing or affixing a component of a structure upon the ground or upon another such component.

“Essential public facility” means those facilities covered under Washington State law (RCW 36.70A.200). Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. The office of financial management shall maintain a list of those essential state public facilities that are required or likely to be built within the next six years. The office of financial management may at any time add facilities to the list.

“Evergreen tree” means a tree, often a coniferous tree, which retains its foliage and remains green year round.

“Excavate” means the removal by man of sand, sediment, or other material from an area of land or water for other use than commercial or industrial.

“Existing,” as applied to a tower or base station, means a constructed tower or base station that has been reviewed and approved under the applicable zoning process of the city or another agency with jurisdiction. With regard to a telecommunications facility, it is a previously erected support structure or other structure, e.g., buildings or water tanks, to which telecommunications facilities may be attached.

“Extremely hazardous waste” means any waste which will persist in a hazardous form for several years or more at a disposal site and which in its persistent form presents a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic constitution of humans or other living creatures and is disposed of at a disposal site in such quantities as would present an extreme hazard to man or the environment. Those wastes designated in WAC 173-303-070 through 173-303-103 as extremely hazardous wastes. (Ord. 18-526 § 2 (Att. B); Ord. 16-463 § 3; Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.090 F definitions.

“FAA” means the Federal Aviation Administration.

“Facade” means any portion of an exterior elevation of a building extending from the ground level to the top of the parapet wall or eaves, for the entire width of the building elevation. A front facade is typically the facade facing the major public street(s). An entry facade is typically the facade with the primary public entry.

“Family” means one or more individuals related by blood or legal familial relationship, or a group of not more than six persons who need not be related by blood or a legal familial relationship under a common housekeeping management plan, living together in a dwelling unit as a single, nonprofit housekeeping unit, excluding ~~Type I, II and III group homes as defined in EMC 18.70.050, Residential use category, group homes defined described under Health Care & Social Assistance (Sector 62) - Social Assistance, All Other (all other 624) and Civic and Public Uses (Sector 813) - Correctional Institutions (922140).~~

~~“Family farm” means a farm of 10 acres in size or less, with associated raising and harvesting of row crops, field crops or tree crops, as well as the commercial raising, training and boarding of animals and the production of animal products. This definition excludes the processing of agricultural products produced off site or the slaughter of animals raised off site, or the commercial boarding of more than six animals.~~

~~“Farm animal, small” means poultry, rabbit, or other similar size and type of animal. Dogs, cats and other house pets are not considered farm animals for the purpose of this title.~~

~~“Family farm” means a farm of 10 acres in size or less, with associated raising and harvesting of row crops, field crops or tree crops, as well as the commercial raising, training and boarding of animals and the production of animal~~

products. This definition excludes the processing of agricultural products produced off-site or the slaughter of animals raised off-site, or the commercial boarding of more than six animals. Further described in NAICS 111.

“FCC” means the Federal Communications Commission.

“Fence, sight-obscuring” means a fence constructed of solid wood, masonry, metal or other appropriate material that totally conceals the subject use from adjoining uses.

“Fill” means the placement by man of sand, sediment or other material to create new uplands or raise the elevation of the land.

“Final development plan” means a plan or set of plans that comply with the conditions set forth in a preliminary approval and, once approved, authorizes the granting of a discretionary permit.

“Flag” means any piece of cloth of individual size, color and design, used as a symbol, signal, emblem, or for decoration.

“Flagpole” means a staff or pole which is designed to display a flag. A flagpole may be freestanding or attached to a building or to a private light standard.

“Flea market” means arrangements whereby a person or persons sell, lease, rent, offer or donate to one or more persons a place or area where such persons may offer or display secondhand or junk items.

“Floor area” means the sum of the gross horizontal areas of several floors of a building, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings, but not including attic space providing headroom of less than seven feet, or basement, if more than 50 percent of the basement is less than grade.

“Floor area ratio (FAR)” of the building or buildings on any lot means the gross floor area of the building or buildings on that lot, divided by the gross area of such lot.

“Footcandle” is a unit used for measuring the amount of illumination on a surface. The amount of usable light from any given source is partially determined by the angle of incidence of the source and the distance to the illuminated surface.

“Footprint” means the perimeter of the foundation of a structure as it is measured at grade.

“Freeway” means any section of a highway which has been declared to be a freeway by act or resolution of the competent establishing authority.

“Frontage” refers to length of a property line along a public street or right-of-way. (Ord. 18-526 § 2 (Att. B); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

"Fuel dealers" means establishments that sell fuels, which, by their nature, are flammable, explosive, or toxic, to businesses and households for transportation, heating, and business purposes. Examples include propane gas sales, heating oil dealers, liquefied petroleum gas dealers, coal, wood, or other fuel dealers. Further described in NAICS 454310.

"Funeral homes and funeral services" means funeral facilities such as preparation and display facilities, funeral chapels, and affiliated offices. This category of uses does not include crematoria. Further described in NAICS 812210.

18.20.100 G definitions.

~~“Gambling” means staking or risking something of value upon the outcome of a contest of chance or a future-contingent event not under the person’s control or influence, upon an agreement or understanding that the person or someone else will receive something of value in the event of a certain outcome. Gambling does not include fishing-derbies as defined by state law, pari-mutuel betting as authorized by Chapter 67.16 RCW, bona fide business transactions valid under the law of contracts including, but not limited to, contracts for the purchase or sale at a future date of securities or commodities, and agreements to compensate for loss caused by the happening of chance-~~

~~including, but not limited to, contracts of indemnity or guarantee and life, health, or accident insurance. In addition, a contest of chance which is specifically excluded from the definition of lottery under this chapter shall not constitute gambling.~~

"Gambling industries" means establishments (except casino hotels) primarily engaged in operating gambling facilities, such as casinos, bingo halls, and video gaming terminals, or in the provision of gambling services, such as lotteries and off-track betting. Further described in NAICS 7132.

"Garage" means an enclosed automobile structure with direct driveway access principally for vehicular equipment such as automobiles, boats, etc., used by the tenants of the building(s). A garage may be integrated with, attached to, or detached from the primary structure. Also see "parking structure."

"Gasoline stations" means a building or lot having pumps and storage tanks where fuels, oils or accessories for motor vehicles are dispensed, sold or offered for sale at retail prices only, repair service is incidental and no storage or parking space is offered for rent. Further defined described in NAICS 447.

"Geologic" means relating to the occurrence and properties of earth. Geologic hazards include faults, land and mudslides, and earthquakes.

"Golf courses and country clubs" means a facility under public or private ownership designed and developed for golf activities, which may include accessory uses such as but not limited to: driving ranges, pro shops, restaurants, meeting facilities, and other recreational facilities. Further described in NAICS 713910.

"Governing authority" means the city council of the city of Edgewood.

"Grade, average" means the average elevation of the undisturbed ground prior to construction at all exterior corners of the proposed structure.

"Grade, finished" means the finished surface of the ground, street, paving or sidewalk.

"Grade, preconstruction" means, prior to any grade, fill or disturbance of soil or vegetation.

"Greenhouse" means a glass or plastic structure specially designed for the growing of plants that provides a controlled growing environment that allows plants to grow when they would not otherwise do so.

"Gross area" means the total sum area of the lot.

"Gross density" means a calculation of the number of dwelling units that is allowed on a property based on the maximum density permitted.

"Gross square feet (gsf)" means the sum of the total square footage of any building, lot, property or area.

"Groundcover" means low-growing vegetative materials with a mound or spreading manner of growth that provides solid cover.

"Group assembly" means any facility that provides for the regular assembly of individuals for entertainment or social purposes.

"Guyed tower" means a support structure, such as a pole or narrow metal framework, which is held erect by the use of wires, anchors, or a combination of wires and anchors. This definition is used whether the tower is partially, temporarily, or additionally guyed. (Ord. 18-526 § 2 (Att. B); Ord. 11-359 § 7 (Exh. D); Ord. 10-346 § 8; Ord. 03-203 § 1).

18.20.110 H definitions.

"Habitat" means the place or type of site where an organism lives; the place occupied by an entire community, such as a freshwater tidal marsh community.

"Hard surface" means an impervious surface, a permeable pavement, or a vegetated roof.

“Hazardous substance” means any liquid, solid, gas or sludge, including any material, substance, product, commodity or waste, regardless of quantity, that exhibits any of the characteristics or criteria of hazardous waste as described in rules adopted under Chapter 70.105 RCW or in WAC 173-303-090, 173-303-100, 173-303-101, 173-303-102 or 173-303-103.

“Hazardous substance land use” means any use which is permitted under this title and which includes a designated zone facility or the processing or handling of a hazardous substance.

“Hazardous substance land use facility” means the projected line enclosing the area of all structures and lands on which hazardous substance land use activities occur, have occurred in the past or will occur in the future. This does not include the application of products for agricultural purposes or the use, storage, or handling of hazardous substances used in public water treatment facilities.

“Hazardous substance, processing or handling” means the use, storage, manufacturing, or other land use activity involving hazardous substances, but does not include individually packaged household consumer products or quantities of hazardous substances of less than five gallons in volume per container. Hazardous substances shall not be disposed of on-site, unless in compliance with Dangerous Waste Regulations, Chapter 173-303 WAC, and any pertinent local ordinances, such as sewer discharge standards.

“Hazardous waste” means any dangerous and extremely hazardous waste as designated pursuant to Chapter 70.105 RCW or Chapter 173-303 WAC, including substances composed of radioactive and hazardous components. A moderate risk waste is not a hazardous waste.

“Hazardous waste facility” means the contiguous land and structures, other appurtenances and improvements on the land used for recycling, storing, treating, incinerating or disposing of hazardous waste.

“Hazardous waste storage facility” means any designated zone facility which holds hazardous waste for a temporary period not to exceed five years; this does not include accumulation of hazardous waste by the generator on the site of generation, as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.

“Hazardous waste treatment facility” means any designated zone facility which processes hazardous waste by physical, chemical or biological means to make such waste nonhazardous or less hazardous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

“Hearing examiner” means a person appointed by the city to carry out the functions authorized under Chapter 2.40 EMC, and RCW 35A.63.103.

“Hearing examiner review” means a process involving the judgment and discretion of the hearing examiner, EMC 18.40.100, Process III – Hearing examiner action, in applying specific decision criteria and other requirements unique to a particular use in the approval of an activity permitted, or permitted conditionally, within a zoning district.

“Height” means the vertical distance measured from the average grade to the highest point on the building or structure.

“Hip roof” means a roof that slopes down to the eaves on all four sides without gables.

“Hog and Pig Farming” means establishments primarily engaged in raising hogs and pigs. These establishments may include farming activities, such as breeding, farrowing, and the raising of weanling pigs, feeder pigs, or market size hogs. (NAICS 112210)

“Hog and pig farming” means uses involving the raising of hogs and pigs, which may include farming activities, such as breeding, farrowing, and the raising of weanling pigs, feeder pigs, or market size hogs. Further described in NAICS 112210.

“Home business” means any occupation, profession or lawful commercial activity carried out for financial gain by a resident living on the premises, and in which said activity is secondary to the use of the dwelling for living purposes;

provided, that the occupation or profession meets the requirements of EMC 18.100.070, Home business. A home business has an effect (e.g., customers, employees, traffic, noise, etc.,) upon the surrounding neighborhood and requires an administrative use permit.

“Home business, limited” means any occupation, profession or lawful commercial activity carried out for financial gain entirely within the dwelling, solely by a resident living on the premises, and which said activity is secondary to the use of the dwelling for living purposes; provided, that the limited home business meets the requirements of EMC 18.100.080, Limited home businesses. A limited home business has no impact (e.g., no clients or employees, traffic, noise, etc.) on the peace, quiet, comfort, and enjoyment by and of the abutting properties and the surrounding community.

~~“Hospital” means a building designed and used for medical or surgical diagnosis, treatment and housing of persons under the care of doctors and nurses and including ancillary uses such as cafeterias, florists and patient- and visitor-related services. Rest homes, nursing homes, convalescent homes and clinics are not included.~~

“Hospitals” means a building designed and used for medical or surgical diagnosis, treatment and housing of persons under the care of doctors and nurses and including may include ancillary uses such as cafeterias, florists and patient- and visitor-related services. Rest homes, nursing homes, convalescent homes and clinics are not included. Further described in NAICS 622.

~~“Hotel” means a single building or a group of detached or semi-detached buildings containing six or more guest rooms or self-contained suites, with parking provided on the site for the use of those staying in the rooms or suites, which is or are designed and used for the accommodation of transient travelers for a period not to exceed 30 days.~~

“Hotels (except casino hotels) and motels” means a single building or a group of detached or semi-detached buildings containing six or more guest rooms or self-contained suites, with parking provided on the site for the use of those staying in the rooms or suites, which is or are designed and used for the accommodation of transient travelers for a period not to exceed 30 days. Further described in NAICS 721110.

“Human scale” means the size of a building element or space relative to the dimensions and proportions of a human being. A building is considered to have “good human scale” if there is an expression of human activity or use that indicates the building’s size. For example, traditionally sized doors, windows, and balconies are elements that respond to the size of the human body, so these elements in a building indicate a building’s overall size. (Ord. 16-482 § 2 (Exh. F); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.120 I definitions.

“Impervious surface” means a hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions preexistent to development, or that hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow under natural conditions preexistent to development. Common impervious surfaces include, but are not limited to, rooftops, concrete or asphalt paving, paved walkways, patios, driveways, parking lots or storage areas, grasscrete, and oiled, macadam or other surfaces which similarly impede the natural infiltration of surface water. Open, uncovered retention/detention facilities shall not be considered impervious surfaces. When applied as a development standard, it is expressed as a percentage of the lot area.

“Incidental use” means a use that is in conjunction with, and smaller than the main part of a facility or use.

“Incompatible uses,” for the purpose of community design, are those uses, including, but not limited to, outdoor storage, utilities equipment and apparatus, and loading and service facilities, which are considered to be visually intrusive, unsightly and which require site design and screening to mitigate the negative impacts to retail, service and office commercial uses and residential development.

“Indoor arts, entertainment, and recreation activities, other” means facilities or places of business primarily engaged in the provision of sports, entertainment, or recreational services to the general public or members in indoor facilities. Examples include, but are not limited to, video arcades, teen clubs, athletic clubs, swimming pools, billiard parlors, bowling alleys, ice or roller skating rinks, indoor movie theaters, and sports arenas. This definition does not include golf courses and country clubs.

~~“Industrial, heavy” means land uses characterized by larger size facilities engaged in the processing of raw materials or parts into finished products. Such facilities may have a higher degree of negative environmental impacts due to the processes employed and operations.~~

~~“Industrial, light” means any use engaged in small scale production manufacturing, fabrication or distribution, and considered less intensive because such uses do not result in noise, odor, toxic chemicals or other activities posing a hazard to public health and safety. May also include supporting office and retail activities.~~

“Interior landscaping area” means any area of a lot that is not within a required perimeter landscaping or landscape buffer area. In the case of single-family residences in residential zones, the entire lot shall be considered the interior landscaping area. Interior landscaping areas are required within large parking lot areas to provide aesthetic visual relief and provide for some shading of parking spaces.

“International Building Code (IBC)” means the current version of the International Building Code, or equivalent, published by the International Code Council, and adopted by the city. (Ord. 11-359 § 7 (Exh. D); Ord. 06-268 § 1; Ord. 03-203 § 1).

18.20.130 J definitions.

“Judicial appeals” means appeals filed by a party of record in Pierce County superior court. (Ord. 03-203 § 1).

~~“Junior colleges, colleges, universities, and professional schools” means establishments primarily engaged in furnishing academic, or academic and technical, courses and granting graduate, baccalaureate, or associate degrees; certificates; or diplomas. Further described in NAICS 6112, 6113, and 6114.~~

18.20.140 K definitions.

~~“Kennel” means an enclosure or structure in which any combination of six or more dogs that individually exceed seven months of age are kept for breeding, sale, training, boarding, or sporting purposes.~~

~~“Kennels” means an enclosure or structure in which any combination of six or more dogs, cats, or a combination of either that individually exceed seven six months of age are kept for breeding, sale, training, boarding, or sporting purposes. Further described in NAICS 812910.~~

“Kick plate” means a plate applied to the face of the lower rail of a door or sidelight to protect against abrasion or impact loads.

“Kitchen” means any room or rooms, or portion of a room or rooms, used or intended or designed to be used for cooking or the preparation of food. (Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.150 L definitions.

“Landfill” means a solid waste facility for the permanent disposal of solid wastes in or on the land which requires a solid waste permit under Chapter 70.95 RCW.

“Landscaping” means vegetative cover including shrubs, trees, flowers, groundcover and other similar plant material. All landscaping must conform to the planting standards contained in Edgewood city ordinances. An area may be determined to be landscaped if it is planted with vegetation in the form of hardy trees, shrubs, or grass or evergreen groundcover maintained in good condition.

“Lattice tower” means a support structure that consists of a network of crossed metal braces, forming a tower which is usually triangular or square in cross-section.

~~“Libraries” means facilities engaged in maintaining collections of documents (e.g., books, journals, newspapers, and music) and facilitating the use of such documents (recorded information regardless of its physical form and characteristics) as required to meet the informational, research, educational, or recreational needs of their user.~~

~~“Live/work unit” means a dwelling unit consisting of both a commercial/office and a residential component that is occupied by the same resident. The commercial space must be a single unit that is built and designed to accommodate office/professional use by accountants; architects; artists and artisans; attorneys, computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; hair~~

stylists; home-based office workers; insurance, real estate and travel agents; one-on-one instructors; photographers; and similar occupations. The live-work unit shall be the primary residence of the occupant.

“Loading space, off-street” means a space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such deliveries when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

“Local road or street” means a road or street which is used or intended to be used primarily for providing access to abutting properties and to discourage through traffic.

“Lot” means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area, and developed or built upon as a unit. The term shall include “tracts” or “parcels.”

“Lot area” means the total area within the lot lines of a lot, excluding rights-of-way and easements for roads and environmentally constrained lands that cannot be built upon.

“Lot, buildable” means a legal lot which is proposed for use in compliance with this title, and has received approval of the water supply, stormwater retention/detention system and sewage disposal method as appropriate to such use.

“Lot, corner” means a lot of which at least two adjacent sides abut streets other than alleys.

“Lot coverage” means the area of a lot covered by a building or buildings, expressed as a percentage of the lot area.

“Lot, cul-de-sac” means a lot which has a front lot line contiguous with the outer radius of the turnaround portion of a cul-de-sac.

“Lot depth” means the perpendicular distance measured from the midpoint of the front lot line to the midpoint of the opposite lot line.

“Lot, flag” is a lot surrounded by abutting lots with an extended access way to a street right-of-way.

“Lot frontage” means the shortest distance between the sides of the lot along the boundary abutting the street or private road.

“Lot, interior” means a lot other than a corner lot.

“Lot line” means the property line bounding a lot.

“Lot line, front” means, normally, the property line separating the lot from the street, other than an alley, from which access is provided to the lot. For the purpose of establishing setback requirements, orientation of the dwelling unit shall be independent of access to the parcel. In the case of a corner lot, the front lot line shall be the property line with the narrow dimension adjacent to the street.

“Lot line, rear” means the lot line which is opposite and most distant from the front lot line and which is in the same plane and runs parallel to the front lot.

“Lot line, side” means any property line which is neither a front nor a rear lot line.

“Lot of record” means a lot that is part of a subdivision recorded, pursuant to statute, with the Pierce County auditor, or a legally created lot under state and local subdivision regulations in effect at the time of creation or a lot described by metes (distance) and bounds (direction), the description of which has been so recorded.

“Lot, through” means an interior lot having frontage on two streets, and which is not a corner lot.

“Lot width” means the average horizontal distance between the side lot lines, ordinarily measured parallel to the front lot lines, except that portion of a flag lot that usually forms an extended access way to a street right-of-way.

“Low impact development (LID)” is a stormwater management, site design and engineering approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized small-scale controls. LID’s goal is to mimic a site’s predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Specific LID tools and standards are identified in the Low Impact Development: Technical Guidance Manual for Puget Sound. Additional information, guidance, and standards can also be found in the most recent versions of the Pierce County Stormwater Management and Site Development Manual (PCM) and the Department of Ecology Stormwater Management Manual for Western Washington (SWMM).

“Low income” means households whose incomes do not exceed 80 percent of the median income for the city of Edgewood as determined by Department of Housing and Urban Development. (Ord. 18-526 § 2 (Att. B); Ord. 16-482 § 2 (Exh. F); Ord. 11-359 § 7 (Exh. D); Ord. 06-268 § 1; Ord. 03-203 § 1).

18.20.160 M definitions.

“Maintenance” means routine upkeep (the cleaning, painting, repair, or replacement of defective parts) of existing structure, facilities, or signs which are in current use or operation.

“Major exterior remodel” means a proposed improvement to any existing building structure or property that changes the exterior appearance of the property and meets either of the criteria below:

1. Estimated value of construction exceeds 50 percent of the value of the existing built facilities as determined by the city of Edgewood’s building valuation procedure.
2. Construction includes an addition to or extension of an existing building.

“Major modifications” means improvements to existing telecommunications facilities or support structures that result in a substantial increase to the existing structure. Collocation of new telecommunications facilities to an existing support structure without replacement of the structure shall not constitute a “major modification.”

“Manufactured home” means a factory-assembled structure that was constructed in accordance with the 1976 or later [HUD] Federal Manufactured Housing Construction and Safety Standards Act in effect at the time of construction;

1. Displays the appropriate HUD or Department of Labor and Industries label;
2. Is suitable for movement along public highways;
3. Is intended solely for human habitation; and
4. Has sleeping, eating and plumbing facilities.

Manufactured homes do not include modular homes or recreational vehicles as herein defined. For the purpose of flood hazard regulations only, a manufactured home is a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It includes recreational vehicles or travel trailers that are placed on a site for more than 180 consecutive days.

"Manufacturing, craft" means ~~small scale on-site production and/or assembly of arts, crafts, foods, beverages, or other type of product involving the use of small scale equipment and/or hand tools or other similarly small-scale sized equipment.~~ Establishments must include a retail/eating/drinking/tasting component that occupies a minimum of 10 percent of usable space, and street frontage or a well-marked and visible entrance at sidewalk level, and must be open to the public. All production, processing and distribution activities are to be conducted within an enclosed building. This can include, but is not limited to ceramic art, glass art, candle-making, custom jewelry manufacture, bakeries, confectionaries, butchers, woodworkers, coffee roasting establishments, breweries, distilleries, wineries, cideries, and food production and nonalcoholic beverage production.

"Manufacturing, heavy" means ~~larger size facilities, typically larger in size, engaged in the processing of raw materials or parts into finished products.~~ Such facilities may have a higher degree of negative environmental impacts

due to the processes employed and operations. Further described in NAICS 23, 321, 322, 323, 324, 325, 326, 327, 331, 332, 333, 334, 335, 336, and 339.

"Manufacturing, light" means small-size facilities where no heavy manufacturing or specialized industrial processes takes place. Typical light manufacturing activities include, but are not limited to, printing, material testing, and assembly components. ~~Such facilities usually employ less than 500 persons.~~ Further described in NAICS 23, and 311 (except 3116), 312, 313, 314, 315, 316, and 337.

~~"Manufacturing, heavy" means land uses characterized by larger size facilities engaged in the processing of raw materials or parts into finished products. Such facilities may have a higher degree of negative environmental impacts due to the processes employed and operations.~~

~~"Manufacturing, light" means land uses characterized by small size facilities where no heavy manufacturing or specialized industrial processes takes place. Typical light manufacturing activities include printing, material testing, and assembly components. Such facilities usually employ less than 500 persons.~~

"Map" means a representation, usually on a flat surface, of the whole or part of an area.

"Marijuana processing" means activities that include processing of marijuana into marijuana concentrates, useable marijuana, and marijuana-infused products, packaging and labeling marijuana concentrates, useable marijuana, and marijuana-infused products for sale in retail outlets, and selling marijuana concentrates, useable marijuana, and marijuana-infused products at wholesale to marijuana retailers.

"Marijuana production" means any use involving the planting, growing, harvesting, drying, curing, grading, trimming, or otherwise processing of marijuana plants or any part thereof. Further described in NAICS 111.

"Marijuana retailers" means uses that involve the sale marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet. Further described in NAICS 453998.

"Mass" means the physical volume or bulk of a solid body. The mass of a building is its three-dimensional form, bulkiness and relationship to exterior spaces. During the design process, massing is one of many aspects of form considered by an architect or designer and can be the result of both exterior and interior design considerations. Architectural massing can be used to identify a building entry, denote a stairway or simply create visual depth to soften the visual mass of the overall structure.

"Maximum density" means the maximum number of dwelling units allowed per developable area (dua).

"Maximum lot size" means the largest lot area size, expressed in gross square feet (gsf), permitted for short plat subdivisions, lot line adjustments, and subdivisions utilizing standard development regulations. The maximum lot size does not apply to open space parcels or residential parcels that are more than 35 percent encumbered by dedicated natural or critical areas or associated buffers.

"Mean high water (MHW)" means the average height of all high waters over a 19-year period.

"Medical office" means a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical or major surgical care. Medical clinics are included in this definition.

"Microcell" means a wireless communications facility consisting of an antenna that is either:

1. Four feet in height and with an area of not more than 580 square inches; or
2. If a tubular antenna, no more than 12 inches in diameter and no more than six feet high.

"Mining, quarrying, and oil and gas extraction" means uses that include the operation and/or development of oil and gas field properties, mining, mine site development, and beneficiating (i.e., preparing) metallic minerals and nonmetallic minerals, including coal. Further ~~defined~~ described in NAICS 21.

~~"Mini-warehouse" means a facility consisting of separate storage units that are rented to customers having exclusive access to their respective units for storage of residential or commercial-oriented goods. No business is conducted out of storage units and habitation is prohibited.~~

"Mini-warehouses and self-storage units" means a facility consisting of separate storage units that are rented to customers having exclusive access to their respective units for storage of residential or commercial oriented goods. No business is conducted out of storage units and habitation is prohibited. Further described in NAICS 531130.

"Minor exterior remodel" means any improvement that changes the visual appearance or exterior configuration of a building structure or property, and which has a value of less than 50 percent of the existing built facilities as determined by the city of Edgewood's building valuation procedure. Painting and restorative maintenance are not considered minor remodels.

"Minor facility" means a wireless communications facility consisting of up to three antennas, each of which is either:

1. Four feet in height and with an area of not more than 580 square inches;
2. If a tubular antenna, no more than 12 inches in diameter and no more than six feet high; and the associated equipment cabinets that are less than or equal to six feet in height and no more than 48 square feet in floor area; or
3. A whip antenna which is four inches or less in diameter and no more than 15 feet in length.

"Minor modification" means improvements to existing structures that result in some material change to the facility or support structure but of a level, quality or intensity that is less than a substantial increase. "Minor modifications" include the replacement of the structure.

"Mitigate" means to alleviate the negative impacts of a particular action.

"Mitigation" means any action that, to some degree, softens the impact of development on critical or sensitive areas. This may include all or any one of the following actions:

1. Avoiding the impact altogether by not taking a certain action or parts of an action.
2. Minimizing impacts by limiting the degree or magnitude of an action and its implementation.
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
4. Reducing or eliminating the impact over time by preservation and maintenance operations.
5. Compensating for the impact by creation, restoration, or enhancement of critical or sensitive areas to maintain their functional processes, such as natural biological productivity, habitat, and species diversity, unique features and water quality. Any mitigation action or combination of actions may involve monitoring and remedial follow-up measures.

"Mixed use" means development that contains a mix of residential and commercial uses, either in the same building or in separate buildings. Where a density or floor area bonus is provided for mixed use development, please see applicable development standards for specific requirements.

"Mobile home" means a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes, that was constructed prior to June 15, 1976, and/or does not conform to [HUD] Manufactured Housing Construction and Safety Standards Act. Mobile homes do not include recreational vehicles. The appropriate HUD or Department of Labor and Industries label is displayed.

"Mobile vendors" means uses involving food or similar food services provided from motorized vehicles or non-motorized carts. Further described in NAICS 722330.

“Mobile transmission facility” means a movable, nonstationary transmission facility that contains wireless telecommunications equipment including any antenna, support structure, accessory structures, and may include other uses associated with and ancillary to wireless telecommunications facilities.

“Modification of wireless telecommunications facilities” means the changing of any portion of a wireless telecommunications facility from its description in a previously approved permit, excluding routine maintenance and repair. Examples include, but are not limited to, changes in design or structure, changes in the heights of towers or monopoles, changes in any accessory structures or appurtenances that are affiliated with or support a wireless telecommunications facility.

“Modular home” means a detached dwelling that is designed for human habitation, is either entirely or substantially prefabricated at a place other than a building site, and is constructed or installed on the site in accordance with the UBC and bearing the appropriate insignia indicating such compliance. Modular homes are also commonly referred to as “prefabricated,” “panelized,” or “factory-built” units.

“Modulation” means a stepping back or projecting forward of portions of a building facade within specified intervals of building width and depth as a means of breaking up the apparent bulk of a structure’s continuous exterior walls.

“Monopole” means a single tubular support structure erected as a freestanding pole supporting one or more antennas. A “monopole” is not a tower.

~~“Motel” see hotels (except casino hotels) and motels. means a building or group of buildings on the same lot, containing units with separate entrances and consisting of individual sleeping quarters detached or in connected rows, with or without cooking facilities, used for the accommodation of transient travelers and guests for a period not to exceed 30 days.~~

~~“Motor vehicle service or repair” means those establishments engaged in fixing, engine tune up, adjusting lights or brakes, or supplying and installing replacement parts of or for passenger vehicles and trucks. see automotive repair and maintenance, all other.~~

~~“Motor vehicle service station” means any premises used for supplying gasoline, oil, minor accessories and services, excluding body and fender repair, for automobiles at retail direct to the customer. see gasoline stations.~~

“Mount of wireless telecommunications facility” means the structure or surface upon which wireless telecommunications facilities are mounted. There are three types of mounts:

1. Building-Mounted. A wireless telecommunications facility mount fixed to the roof or side of a building.
2. Ground-Mounted. A wireless telecommunications facility mount fixed to the ground, such as a tower.
3. Structure-Mounted. A wireless telecommunications facility fixed to a structure other than a building, such as light standards, utility poles, water towers, and bridges.

“Multifamily design review” means an administrative process for the purpose of reviewing multifamily development applications for compliance with specific site design, landscape design and building design criteria.

~~“Multifamily dwelling” means three or more household units with common walls or ceilings common to another unit in single ownership.~~

“Multiple building complex” means two or more structures on the same lot where those structures are physically separate and do not share a common wall.

“Multiple tenant building” means a single structure housing two or more of the following establishments: office, residence, industry, or commercial business.

"Multi-plex" means 3 or 4 attached dwelling units vertically or horizontally integrated on an individual lot.

"Museum" means any establishment open to the public where works of art, scientific specimens, or other objects of permanent value are kept and displayed. (Ord. 18-526 § 2 (Att. B); Ord. 11-359 § 7 (Exh. D); Ord. 10-346 § 9; Ord. 03-203 § 1).

"Museums and art galleries" means facilities open to the public where works of art, scientific specimens, or other objects of permanent value are kept and displayed. Further described in NAICS 712 (except 712130).

18.20.170 N definitions.

"Natural areas" means all or portions of a parcel of land undisturbed by development and maintained in a manner which preserves the indigenous plant materials.

"Neighborhood park or playground" means an area for recreational activities, such as, but not limited to, field games, court games, crafts, playground apparatus area, skating, walking, viewing, picnicking, wading pools, swimming pools.

"Net area" means the developable area after the area of street rights-of-way has been subtracted.

"Net developable area" means the gross site area minus any environmentally constrained lands and roads.

"Nonconforming lot" means a lot which does not conform to the design or density requirements of the zoning district in which it is located. A nonconforming lot is a lot that was legal when it was created, but no longer meets the current area, width, or depth dimensional requirements for the zoning district in which the property is located. Nonconforming lots may be occupied by any permitted use in the district; provided, that all other development regulations in effect at the time of development are met.

"Nonconforming structure" is one which was lawfully erected in conformance with the regulations in effect at the time of its construction, but which no longer conforms to current development standards including, but not limited to, design, height, setback or coverage requirements of the zoning district in which it is located.

"Nonconforming use" means the use of land, a building or a structure lawfully existing prior to the effective date of this title or subsequent amendments thereto, which does not conform with the regulations of the district in which it is located.

"Nonconformity" means any land use, structure, lot or sign legally established prior to the effective date of this title or subsequent amendment, which is no longer permitted by or in full compliance with the regulations of this title.

"Nursery, horticultural" mean a place where trees, shrubs, vines, etc., are propagated for transplanting or for use as stocks for grafting and where such flora can be sold.

~~"Nursing and personal care facility" means any facility which provides convalescent or chronic care for 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity are unable to properly care for themselves.~~

"Nursing and residential care facilities" means any facility which provides convalescent or chronic care for 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity are unable to properly care for themselves.

"Nursing home" means a multi-unit or multi-bed facility that is licensed or approved to provide living accommodations and round-the-clock health care and medical supervision. (Ord. 11-359 § 7 (Exh. D); Ord. 10-346 § 10; Ord. 03-203 § 1).

18.20.180 O definitions.

"Occupancy" means the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

“Odor control structure” means equipment or structures appurtenant to wastewater conveyance facilities used to lessen the odors of the liquids being transported.

“Office, general” means an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodities. Further described in NAICS 51 (except 517) 52, 531, 533, 54 (except 541940), 55, 561, and 813.

“Official controls” means legislatively defined and enacted policies, standards, precise detailed maps and other criteria, all of which control the physical development of the city, and are the means of translating into regulations and ordinances all or any part of the general objectives of the comprehensive plan.

“Official maps” means maps that show the designation, location and boundaries of the various districts which have been adopted and made a part of this title.

“Off-site hazardous waste treatment or storage facility” means any hazardous waste treatment or storage facility which treats or stores wastes that are generated off the site.

“On-site hazardous waste treatment or storage facility” means any hazardous waste treatment or storage facility that treats or stores only that waste which is generated on the site.

“Open record hearing” means a hearing held by a decision-making body that is authorized by the city to conduct such hearings, that creates the city’s record through testimony and submission of evidence and information, under procedures prescribed by the city by ordinance or resolution.

“Open space” means land used for farm or forest uses, and any land area that would, if preserved and continued in its present use:

1. Conserve and enhance natural or scenic resources;
2. Protect air, streams or water supply;
3. Promote conservation; or
4. Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature preservations or sanctuaries or other open space.

“Ordinary high water mark” means that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on the effective date of the ordinance codified in this title, or as it may naturally change thereafter; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark shall be the line of mean high water.

“Ordinary maintenance” means ensuring that telecommunications facilities and support structures are kept in good operating condition. “Ordinary maintenance” includes inspections, testing and modifications that maintain functional capacity, aesthetic and structural integrity. “Ordinary maintenance” includes replacing antennas of a similar size, weight, shape and color and accessory equipment within an existing telecommunications facility and relocating the antennas of approved telecommunications facilities to different height levels on an existing monopole or tower upon which they are currently located. “Ordinary maintenance” does not include minor and major modifications.

“Ornamental tree” means a tree that is either a conifer or deciduous tree that is accessory, decorative, enhances and/or accents the general landscaping of the site. Ornamental trees are generally between eight and 20 feet tall at maturity.

"Other repair and maintenance, commercial/industrial" means establishments primarily engaged in the repair and maintenance of commercial and industrial machinery and equipment. Further described in NAICS 811 (except 8111).

"Other repair and maintenance, consumer" means establishments primarily engaged in repairing and maintaining consumer goods, without retailing new products. Further described in NAICS 811 (except 8111).

"Outdoor arts, entertainment, and recreation activities, other (special)" means facilities or places of business primarily engaged in the provision of sports, entertainment, or recreational services to the general public or members with outdoor facilities. Examples include swimming pools, ice or roller skating rinks, drive-in theaters, miniature golf courses, golf courses, theme parks, amusement parks, and sports arenas.

~~"Outpatient clinic" see Ambulatory health care services, all other, means a building designed and used for medical or surgical diagnosis, and treatment of persons under the care of doctors and nurses. No housing of patients is provided at such a facility.~~

"Outside displays" means the display of products, vehicles, equipment, and machinery for sale or lease on the exterior of a building. Typically, this is an outdoor showroom for customers to examine and compare products, and does not have to be visible to the street. This does not include vehicles or equipment being serviced, bulk goods and materials, and car and boat sales and leasing when such vehicles are not accessible to customers to inspect and compare, which are considered outdoor storage.

~~"Outside storage" means all or part of a lot which is used for the keeping of materials, vehicles or products in an open, uncovered yard or in an unwall building. Such materials may include tractors, backhoes, heavy equipment, construction materials and other similar items.~~

"Outside storage" means all or part of a lot which is used for the keeping of materials, vehicles, or products in an open, uncovered yard or in an unwall building. Such materials may include tractors, backhoes, heavy equipment, construction materials, bulk products, and other similar items.

"Overlay district" means a defined geographic area where sets of development regulations are established to achieve a specific public purpose. These regulations are in addition to those of the underlying zoning district. Also can be a supplementary district that places special restrictions or preempts the use of land beyond those required in the underlying zones.

"Owner" means the owner of record of real property as shown on the tax rolls of the Pierce County assessor, or a person who is purchasing a piece of property under contract.

"Owner occupant" means a property owner, as reflected in title records, that makes his or her legal residence at the site, and actually resides at the site more than six months out of any given year.

"Ownership" means the existence of legal equitable title to land. (Ord. 18-526 § 2 (Att. B); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.190 P definitions.

"Parapet" means a low wall projecting from the edge of a platform, terrace, or roof. Parapets may rise above the cornice of a building.

"Parcel" means a lot or plot of land proposed or created in accordance with this code or prior subdivision ordinance and state law and intended as a unit for the purpose, whether immediate or future, of transfer of ownership. The external boundaries existing as of the date of incorporation of the city of Edgewood shall be used to establish what is a parcel for the purposes of this code. For parcels which have not been conveyed since that date, the legal description used in the conveyance closest to that date shall control.

~~"Parking area" means an area accessible to vehicles, which area is provided, improved, maintained, and used for the sole purpose of accommodating a motor vehicle.~~

"Parking lots" means an off-street, ground level open area, usually improved, for the parking and/or temporary storage of motor vehicles. Further described in NAICS 812930.

"Parking space" means any off-street surface area of not less than 15 feet by eight feet in size, exclusive of maneuvering and access area, permanently reserved for the storage or parking of one vehicle, and connected with an access which affords ingress and egress for vehicles.

~~"Parking structure" means a building or structure consisting of more than one level, above and/or below ground with one or more common entrances, and used for the parking and/or temporary storage of motor vehicles.~~

"Parking structures" means a building or structure consisting of more than one level, above and/or below ground with one or more common entrances, and used for the parking and/or temporary storage of motor vehicles. Further described in NAICS 812930.

"Parking, surface" means an off-street, ground level open area, usually improved, for the parking and/or temporary storage of motor vehicles.

"Parks, open space, and public recreation" means recreational areas and recreation facilities which primarily are owned or operated by public or nonprofit entities for the use and enjoyment of the general public. In some cases, such areas and facilities may be incidental to private development, such as open space set-asides necessary for environmental mitigation and children's play areas ("tot lots") within a subdivision; are intended to be principally used by a finite group; and may constitute private property.

"Parties of record" means persons with legal standing with respect to an application including the applicant, property owner as identified by the records available from the Pierce County assessor's office, or any person who testified at the open record public hearing on the application; and/or any person who submitted written comments during administrative review or has submitted written comments concerning the application at the open record public hearing, excluding persons who have only signed petitions or mechanically produced form letters.

"Passenger car rental and leasing" means establishments primarily engaged in renting or leasing passenger cars without drivers. Further described in NAICS 53211.

"Passive recreation" means an outdoor leisure time activity which usually occurs in a natural or designed urban setting. Passive recreation may occur in common open lawn areas and, where determined appropriate, critical area buffers, aquifer recharge and floodwater storage areas. Activities may include picnicking, sightseeing, walking, hiking, biking, horseback riding, and nature walks. Accessory structures associated with passive recreation include: playground equipment, picnic shelters and tables, barbecue pits, exercise stations, restroom facilities, benches, directory signs, garbage containers, and landscaped areas with walkways.

"Patio" means a recreation area adjoining a dwelling which is often hard-surfaced or a wood platform of 30 inches or less above finished grade.

"Pedestrian orientation" means designing the built environment with the needs of humans who are walking in mind. Key elements include building height, bulk and placement; streetscape, sidewalk design and connections; and mix and type of land uses. The result should be a walkable community that reinforces urban design goals for the neighborhood.

Pedestrian-Oriented Facades. The ground floor facades facing pedestrian-oriented streets and public parks shall feature "pedestrian-friendly" street front facades which consist of one or more of the following characteristics:

1. Transparent window area or window displays along the majority of the ground floor facade.
2. Sculptural, mosaic or bas-relief artwork over the majority of the ground floor facade.
3. Pedestrian-Oriented Space. As defined below, at least 500 square feet must be located along the sidewalk for every 100 linear feet of facade as measured along the property line adjacent to the street right-of-way. The pedestrian-oriented space shall also include at least 200 square feet of landscaping for every 100 linear feet of

building facade as measured along the property line adjacent to the street right-of-way. The landscaping must conform to the planting standards contained in Edgewood city ordinances.

“Pedestrian-oriented space” means an area between a building and a public street or another building that promotes visual and pedestrian access onto the site and that provides pedestrian-oriented amenities and landscaping to enhance the public’s use of the space. Pedestrian-oriented spaces include, but are not limited to, outdoor plazas, arcades, courtyards, seating areas, and amphitheaters. Pedestrian-oriented spaces have:

1. Visual and pedestrian access, including handicapped access, into the site from the public right-of-way.
2. Special textured paved walking surfaces of either concrete or approved unit paving.
3. On-site or building-mounted lighting providing at least four footcandles (average) on the ground.
4. Seating; at least two feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
5. Landscaping, including trees and seasonal plantings, that defines the space, but does not act as a visual barrier to views from the street or adjacent buildings.
6. Site furniture, artwork or amenities such as fountains, kiosks, etc.
7. Pedestrian weather protection or other enclosure, such as an arcade or gazebo.

Generally, pedestrian-oriented spaces shall not have:

1. Asphalt or gravel pavement.
2. Adjacent unscreened parking lots.
3. Adjacent chain-link fences.
4. Adjacent “blank walls” without “blank wall treatment.”

“Pedestrian-oriented use” means a commercial use in which customers commonly arrive on foot, or where signage, advertising, window display and entryways are oriented toward pedestrian traffic on a public sidewalk. Pedestrian-oriented businesses may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows), and similar establishments.

“Pedestrian walkway” means a surfaced walkway, separate from the traveled portion of a right-of-way or parking lot/driving aisle.

“Pennant” means a tapered flag having a distinctive triangular form. (See “flag” and “string pennants.”)

“Performance standards” means criteria to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare or heat generated by or inherent in uses of land or buildings.

“Performing arts center” means any facility consisting of stages and seating for the live performance of theatrical or musical works. Ancillary uses such as concessions and gift shops may be included in this use.

“Person” means any natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other person or combination acting as a unit, with legal rights and duties, whether acting by themselves or by a servant, agent, employee, or guardian.

~~“Personal and beauty services” means any use that provides services involving the care of a person or of a person’s apparel. Examples include barbers, beauty salons and dry cleaners.~~

“Personal care services” means businesses primarily engaged in providing services to meet individuals’ periodic personal needs. Examples include, but are not limited to, coin-operated laundries, dry cleaning drop-off/pick-up

establishments, dry cleaners, beauty shops, barber shops, clothing alterations, tanning salons, travel agencies, payday loan establishments, photographic studios, carpet and upholstery cleaners, and personal improvement services. Further described in NAICS 98121, 812310, and 8123200.

“Personal wireless service facilities (PWSF)” means unstaffed facilities that are used for the transmission or reception, or both, of personal wireless services, including, but not necessarily limited to, antenna arrays, transmission cables, equipment shelters and support structures.

"Pet and pet supplies stores" means places of business primarily engaged in retail sales associated with small animals and household pets. Further described in NAICS 453910.

"Pet care services, all other" means places of business primarily engaged in retail services associated with small animals and household pets. This excludes boarding and veterinary services. Examples include pet grooming shops and pet daycare. Further described in 812910.

"Pipeline transportation" means activities that involve the use of transmission pipelines to transport products, such as crude oil, natural gas, refined petroleum products, and slurry. Uses are subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). Further described in NAICS 486.

“Plat” means a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets, and alleys or other divisions and dedications.

“Plat, preliminary” means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of the city subdivision regulations and Chapter 58.17 RCW. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

“Plat, short” means a legally recorded map or drawing which subdivides a parcel of ground into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease or transfer of ownership.

“Plaza” means a pedestrian space that is available for public use and is situated near a main entrance to a building or is clearly visible and accessible from the adjacent right-of-way. Typical features include special paving, landscaping, lighting, seating areas, water features, and art.

“Post office, branch” means a government operated subdivision of a main post office serving as a base for one or more carrier routes and providing customer postal service.

“Post office, contract station” means a privately operated, limited-service postal facility carried on as adjunct to a principal business or use.

~~“Potable Water Treatment” — (NAICS 221310, part) means establishments primarily engaged in operating water treatment plants and/or operating water supply systems. The water supply system may include pumping stations, aqueducts, and/or distribution mains. The water may be used for drinking, irrigation, or other uses. Further described in NAICS 221310 , part.~~

“Preempted facility” means any hazardous waste facility defined as a preempted facility in RCW 70.105.010 or in Chapter 173-303 WAC. This may include any facility that includes as a significant part of its activities any of the following hazardous waste operations:

1. Landfill;
2. Incineration;
3. Land treatment;
4. Surface impoundment to be closed as a landfill; or

5. Waste pile to be closed as a landfill.

“Preexisting wireless telecommunications facility (WTF)” means any wireless telecommunications facility for which a building permit and/or development permit has been properly issued prior to the date of adoption of the ordinance codified in this title, including permitted wireless telecommunications facilities that have not yet been constructed, so long as that permit or approval has not expired.

“Preliminary approval” means an approval, based upon an application and conceptual plan for a discretionary land use permit, granted by the community development director or designee or examiner, which sets forth certain conditions.

“Premises” means a parcel of land with its appurtenances and buildings which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

“Preschool” means an establishment exclusively providing educational programs for prekindergarten or preschool children, but excluding ~~daycare child day care uses, uses as specified in EMC 18.70.060, Civic use category.~~

“Principal use” means the main use to which the premises are devoted and the principal purpose for which the premises exist.

“Private organization” means a nonprofit corporation organized pursuant to Chapter 24.03 RCW as a nonprofit corporation.

~~“Private recreation, indoor” means indoor recreation facilities owned and operated by a private party, including indoor skating rinks, bowling alleys, gymnasiums not accessory to an education institution, racket clubs, sports arenas, pools and similar uses.~~

~~“Private recreation, outdoor” means primarily outdoor recreation facilities owned and operated by a private party, including golf courses, tennis courts, athletic fields, pools, skate parks, and similar uses.~~

“Processing or handling of a hazardous substance” means the compounding, treatment, manufacturing, synthesis, use or storage of hazardous substances in excess of the following amounts in bulk quantities: 5,000 pounds of solid hazardous substances, 500 gallons of liquid hazardous substances, and 650 cubic feet of gaseous hazardous substances.

~~“Professional office” See Office, general, means an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodities.~~

“Project action” involves a decision on a specific project, such as a construction or management activity located in a defined geographic area. Projects include and are limited to agency decisions to:

1. License, fund, or undertake any activity that will directly modify the environment, whether the activity will be conducted by the agency, an applicant, or under contract;
2. Purchase, sell, lease, transfer, or exchange natural resources, including publicly owned land whether or not the environment is directly modified.

“Project permit” means any land use or environmental permit or license required from the city of Edgewood for a project action, including but not limited to building permits, site development permits, fill and grade permits, subdivisions, binding site plans, planned unit developments, conditional uses, shoreline substantial development permits, development plan review, site specific rezones authorized by the comprehensive plan; but excluding adoption or amendment of the comprehensive plan and development regulations, zoning of newly annexed land, area-wide rezones, and zoning map amendments except as otherwise specifically included in this subsection.

“Property line adjustment” means the relocation of a common property line between two abutting properties.

“Provider, telecommunications facilities” means a corporation, company, association, joint stock company, firm, partnership, sole-proprietorship, limited liability company, other entity or individual which provides telecommunications services through the use of wireless telecommunications facilities.

“Public facilities” include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, storm waste facilities, parks and recreational facilities, governmental buildings, and schools.

“Public meeting” means an informal or formal meeting, workshop, or other public gathering of persons to obtain comments from the public or other agencies on a proposed project permit prior to the city’s decision, but is not an open record hearing.

“Public or semi-public use” means a structure or use, owned or operated by a state, county, city, school district or other public or private agency or concern for the benefit of the public generally including schools, fire stations, libraries, community buildings, museums, child care centers, fairgrounds, and churches, but does not include specific uses or structures which are defined separately in this section.

“Public park” means a park or recreation facility, whether indoor or outdoor, that is owned or operated by a public entity and is open to the general public.

“Public street” means any public or private road or access easement intended to provide public access to any lot/development, but excluding any service road or internal driving aisles (e.g., within parking lots).

“Public utility” means a private business or organization such as a public service corporation, performing some public service and subject to special governmental regulations, or a governmental agency performing similar public services, the service by either of which are paid for directly by the recipients thereof. Such services shall include, but are not limited to, water supply, electric power, gas and transportation of persons or freight. (Ord. 18-526 § 2 (Att. B); Ord. 16-482 § 2 (Exh. F); Ord. 15-448 § 2 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.200 Q definitions.

“Qualified architect or engineer” means an architect or engineer registered in the state of Washington who, by reason of his training and experience, is considered qualified to pass judgment on design, materials, and methods of construction. The qualifications of the architect or engineer design must be reviewed and found to be acceptable by the community development director or designee. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.20.210 R definitions.

“Rapid charging station” means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

“Recorded” means, unless otherwise stated, filed for record with the auditor of the county of Pierce, state of Washington.

“Recreation” means the refreshment of body and mind through forms of play, amusement or relaxation. The recreational experience may be active, such as boating, fishing, and swimming, or may be passive such as enjoying the natural beauty of the shoreline or its wildlife. Facilities included as low-intensity recreation may include picnic tables, trail signs, unpaved trails and portable restrooms.

~~“Recreational vehicle” means a camping trailer, travel trailer, motor home, truck camper, and any similar vehicular-type unit without permanent foundation that can be towed, hauled, or driven and primarily designed as temporary living quarters for recreational camping or travel use, with or without motor power, being of such size and weight as to be operable over highways without requirement of a special highway movement permit.~~

“Recycling center” means a center for the receiving and storage of recyclable materials such as paper, glass and aluminum. The center would receive materials from the general public. This use may involve some outside storage.

“Recycling collection site” means a site with collection boxes or other containerized storage where citizens can leave materials for recycling.

“Rehabilitation” means infrequent, extensive repair of more than a routine nature to existing structures or facilities which are in current use or operation.

~~“Religious assembly” means an establishment in which the principal purpose is religious worship and for which the principal building or other structure contains the sanctuary or principal place of worship, which may include accessory uses in the main building or in separate buildings or structures such as religious educational classrooms, assembly rooms, library or reading room, recreation hall, and a single dwelling unit for caretaker or clergy and his/her immediate family.~~

“Religious assembly” means establishments in which the principal purpose is religious worship and for which the principal building or other structure contains the sanctuary or principal place of worship, which may include accessory uses in the main building or in separate buildings or structures such as religious educational classrooms, assembly rooms, library or reading room, recreation hall, and a single dwelling unit for caretaker or clergy and his/her immediate family. Further described in NAICS 813110, assembly only.

“Remote switching unit” means a device or group of devices in a telephone system having the necessary equipment for terminating and interconnecting subscribers’ lines, farmer lines, toll lines and inter-facilities trunks, normally dependent on one or more central office switching units for full operability.

“Replacement” means constructing a new support structure of proportions and of equal height or such other height that would not constitute a substantial increase to a preexisting support structure in order to support a telecommunications facility or to accommodate collocation and removing the preexisting support structure.

“Restaurants, full service” means restaurants providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating. Further described in NAICS 722511.

“Restaurants, limited service” means restaurants providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location. Further described in NAICS 722513 and 722514.

~~“Retail trade” means the sale or rental of goods and merchandise for final use or consumption.~~

“Retail trade, all other” means the sale of goods and merchandise for final use or consumption. Further described in NAICS 44-45.

~~“Retail trade and services” means any use that provides for the sale of goods and services for either local or regional markets.~~

“Right-of-way” means land owned, dedicated or conveyed to the public, used primarily for the movement of vehicles, wheelchair, bicycle, and pedestrian traffic. Right-of-way may be intended to be occupied by electric transmission lines, oil or gas pipelines, water line sanitary storm sewer, and other similar uses. Right-of-way may also include land privately owned; provided, that such land has been developed and constructed in compliance with all applicable laws and standards for a public right-of-way.

“Riprap” means a layer, facing, or protective mound of stones randomly placed to prevent erosion, scour or sloughing of a structure or embankment; also, the stone so used. In local usage, the similar use of other hard material, such as concrete rubble, is also frequently included as riprap.

“Roadside stand” means a temporary structure designed or used for the display or sale of agricultural products primarily produced on the premises upon which such a stand is located.

“Roofline” means the top edge of a roof or building parapet, whichever is higher, excluding any mansards, cupolas, pylons, chimneys, or minor projections.

“Room” means any space in a building enclosed or set apart by a partition or partitions which is habitable and shall be deemed to apply to any room used as a bedroom, dining room, living room, sitting room, parlor, kitchen, sewing room, library, den, music room, dressing room, sleeping porch, sun room, sun porch, party room, recreation room,

breakfast room, study, and similar uses. (Ord. 18-526 § 2 (Att. B); Ord. 16-463 § 4; Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

"RV parks and recreational camps" means establishments primarily engaged in operating sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers, and RVs (recreational vehicles), which may include accessory uses such as washrooms, laundry rooms, recreation halls, playgrounds, stores, and snack bars. Further described in NAICS 7212.

18.20.220 S definitions.

"Salvage yard" or "junkyard" means a place where waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including, but not limited to, auto and motor vehicle wrecking yards, house wrecking yards, used lumber yards and yards for use of salvaged house wrecking and structural steel materials and equipment.

~~"Schools, compulsory" means institutions of learning offering instruction in the several branches of learning and study required by the Education Code of the State of Washington, including associated meeting rooms, auditoriums and athletic facilities.~~

"Screening" means placement of a wireless telecommunications facility such as a tower or mount among trees or other appropriate vegetation to provide a natural, aesthetic appearance to the location of such wireless telecommunications facility.

"Secondary use" means a use subordinate to the principal or primary use of the property, such as commercial, residential, or industrial uses allowed in each zoning district, etc.

"Secondhand dealer" means any person engaged, in whole or in part, in the business of buying, selling, trading, or otherwise transferring for value, secondhand or used personal property, metal junk, melted metals, or precious metals and consigned or auctioned goods.

"Secondhand property/goods" means any and all used or secondhand goods or items of personal property which can be used again for the purpose for which they were originally intended, including, but not limited to, valuable items such as coins with a value greater than their face value, precious metals, precious stones and jewelry.

"Security barrier" means a wall, fence, or berm that has the purpose of securing a wireless telecommunications facility's wireless service facility from unauthorized entry or trespass.

~~"Self storage" see Warehouse and self storage units. means an establishment that rents units for the storing of personal possessions.~~

~~"Senior citizen assisted housing" see Assisted living facilities. means housing in a building consisting of two or more dwelling units or sleeping units restricted to occupancy by at least one senior citizen per unit, and may include the following support services, as deemed necessary:~~

- ~~1. Food preparation and dining areas;~~
- ~~2. Group activity areas;~~
- ~~3. Medical supervision; and~~
- ~~4. Similar activities.~~

"Service areas" means areas, enclosed or open, that contain equipment and uses such as ground level mechanical equipment, utility vaults, loading zones, outdoor storage areas, and trash and recycling areas.

"Service provider" means the department, district or agency responsible for providing the specific public facility or service.

"Services for the elderly and persons with disabilities" means nonresidential social assistance services to improve the quality of life for the elderly, persons diagnosed with intellectual and developmental disabilities, or persons with disabilities, including day care, non-medical home care or homemaker services, social activities, group support, and companionship. Further described in NAICS 624120.

"Service uses or activities" means businesses which sell the knowledge or work of its people rather than a tangible product.

"Setback" means the minimum required distance between any structure and a specified line such as a property line or buffer line that is required to remain free of structures unless otherwise provided herein.

"Sewage Collection or Treatment Facility" means establishments primarily engaged in operating sewer systems or sewage treatment facilities that collect, treat, and dispose of waste. Establishments primarily engaged in, and as further classified below:

1. Operating waste treatment or disposal facilities (except sewer systems or sewage treatment facilities)--are classified in Industry 56221, Waste Treatment and Disposal;

2. Pumping (i.e., cleaning) septic tanks and cesspools--are classified in U.S. Industry 562991, Septic Tank and Related Services; and

3. Cleaning and rodding sewers and catch basins--are classified in U.S. Industry 562998, All Other Miscellaneous Waste Management Services.

Sewage Collection or Treatment Facility is further defined in NAICS 221320, parts.

~~"Sewage system, on site" means any system of piping, treatment devices, or other facilities that convey, store, treat, or dispose of sewage on the property where it originates or on adjacent or nearby property under control of the user where the system is not connected to a public or approved private sewer system.~~

~~"Sexually-oriented business" use type refers to business that includes as a primary part of its business any one or more of the following: an adult entertainment facility; adult oriented merchandise; adult retail use; panorama; or similar facility, merchandise, or entertainment as defined in EMC 18.100.100, Sexually-oriented businesses. Limited to a maximum of 1,000 square feet.~~

"Sexually-oriented entertainment" means a business that includes as a primary part of its business any one or more of the following: an adult entertainment facility; panorama; or similar facility or entertainment. Further defined described in EMC 18.100.100.

"Sexually-oriented retail businesses" means a business that includes as a primary part of its business any one or more of the following: adult oriented merchandise; adult retail use; or similar facility or merchandise. Further defined described in EMC 18.100.100.

"Shading vegetation" means vegetation planted on the south side of a major creek that generally provides shade from midmorning to mid-afternoon. Examples of shading vegetation are specified in EMC 18.90.090, Landscaping.

"Shed, storage" means a structure in which possessions are kept for future use and which is constructed on the owner's property. The owner may not lease the structure or any portion of the storage area to a second party. The structure shall not be used for any form of commercial production or retail sales activities.

"Shopping center" means a retail shopping area designed as a unit, which utilizes a common parking area.

"Significant tree" means an existing tree which, when measured four feet above grade, has a minimum diameter of either:

1. Fifteen inches for evergreen and deciduous trees;

2. Trees determined to be significant by the community development director or designee, regardless of the tree diameter, due to the uniqueness of the species.

~~“Single family dwelling, detached” means a single household unit other than a mobile or manufactured home in which construction is characterized by no common wall or ceiling with another unit.~~

“Site,” for towers other than towers in the public rights-of-way, shall mean and refer to the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, shall mean, and be further restricted to, that area in proximity to the structure and to other transmission equipment already deployed on the ground.

“Site planning” is the arrangement of buildings, driveways, sidewalks, public open spaces, landscaping, parking, utilities, and other facilities on a specific site.

“Skating rink” means a commercial facility wherein the rental of skating equipment occurs and an enclosed skating surface for private or public use is provided.

“Small cell network” means a collection of interrelated small cell facilities designed to deliver personal wireless services.

“Small cells” means compact WCFs containing their own transceiver equipment and that function like cells in a mobile network but provide a smaller coverage area than traditional macrocells. Small cells must meet the parameters in subsections (1) and (2) of this definition. For purposes of these definitions, “volume” is a measure of the exterior displacement, not the interior volume of the enclosures. Antennas or equipment concealed from public view in or behind an otherwise approved structure or concealment are not included in calculating volume.

1. Small Cell Antenna. Each antenna shall be no more than three cubic feet in volume.

2. Small Cell Equipment. Each equipment enclosure shall be no larger than 17 cubic feet in volume. Associated conduit, mounting bracket or extension arm, electric meter, concealment, telecommunications demarcation box, ground-based enclosures, battery backup power systems, grounding equipment, power transfer switch, and cut-off switch may be located outside the primary equipment enclosure(s) and are not included in the calculation of equipment volume.

~~“Snack and nonalcoholic beverage bars” means establishments primarily engaged in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, cookies, or popcorn, or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. Further described in NAICS 722515.~~

~~“Social assistance, all other” means these establishments that provide other social assistance services directly to clients, but do not provide residential or accommodation services except on a short stay basis. This includes including, but not limited to, the collection, preparation, and delivery of food for the needy; nonresidential individual and family social assistance services; short-term emergency shelter for victims of domestic violence, sexual assault, or child abuse; temporary residential shelter for the homeless, runaway youths, and patients and families caught in medical crises; and emergency and relief services, but not including residential or accommodations services except on a short-term basis. Further defineddescribed in NAICS 624.~~

“Soil” means the surface layer of earth supporting plant life.

“Solid waste” means all wastes, including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, discarded commodities, sludge from wastewater treatment plants, seepage from septic tanks, wood wastes, dangerous wastes, and problem wastes.

“Solid waste incinerator” means the processing of solid waste by means of pyrolysis, refuse-derived fuel or mass incineration within an enclosed structure. These processes may include the recovery of energy resources from such waste or the conversion of the energy in such wastes to more useful forms or combinations thereof. This definition refers to citywide or regional-scale operations and does not include solid waste incineration which is accessory to an individual principal use.

“Solid waste transfer/recycling station” means the transfer of solid waste materials from route collection trucks to larger capacity semi-trailers for transport to a solid waste disposal site. The transfer activities would be conducted entirely within an enclosed structure. The use may involve a service area for the repair and maintenance of trucks and an outside parking area for trucks.

“Sound level” means, in decibels, the quantity measured by an instrument that satisfies American National Standard Specification for Sound Level Meters, S1.4-1971, or the most recent revision thereof. Sound level is understood to be measured with the A-weighted filter and slow response of the instrument.

"Special food services" means businesses providing food services at off-site locations, such as caterers and food service contractors. Further described in NAICS 7223 (except 722330).

“Spectrum Act” means the “Middle Class Tax Relief and Job Creation Act of 2012,” (Public Law 112-96; codified at 47 U.S.C. Section 1455(a)).

“Sporting vehicle” means a motor or wind powered device used in or on the water or off normal public roads for recreational or sporting purposes.

Square Foot. See “Gross square feet (gsf).”

“Stabilization” means the process of controlling or stilling the movement of sand and eroding soil by natural vegetative growth, planting of grasses and shrubs, or mechanical means such as wire net fencing.

“Stacking space” means the space specifically designated as a waiting area for vehicles whose occupants will be patronizing a drive-in business. Such space is considered to be located directly alongside a drive-in window, facility or entrance used by patrons and in lanes leading up to and away from the business establishment.

“Stealth design” means technology that minimizes the visual impact of wireless communications facilities by camouflaging, disguising, screening, and/or blending into the surrounding environment. Examples of stealth design include but are not limited to facilities disguised as trees, flagpoles, bell towers, utility and light poles, and architecturally screened roof-mounted antennas.

“Stormwater conveyance facilities” means features such as gutters, pipelines, culverts, manholes, weirs, manmade and natural channels and swales, and water quality filtration systems that convey stormwater.

“Stormwater multiple use facilities” means stormwater pond facilities that are also developed to allow uses such as parks, recreational, educational and research structures and activities.

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. (Building space located between the floor and the ceiling.)

“Street” means a public way located within a right-of-way that was created to provide ingress and/or egress to one or more lots, parcels, areas or tracts of land and includes the terms road, highways, lanes, avenue, or similar designation.

“Street, cul-de-sac” means a street having only one outlet for vehicular traffic, with a turnaround at the closed end and which is not planned to be extended or continued to serve future subdivisions or development on adjacent lands.

“Street furniture” means the objects placed on or near a sidewalk for use, convenience or enjoyment primarily by pedestrians such as benches or other seating arrangements, trash receptacles, mail and newspaper boxes, kiosks, light poles, and art objects.

“Street tree” means a species of tree approved by the city of Edgewood to be planted in along street frontages in accordance with the provisions of EMC 18.90.090, Landscaping.

“Street wall” means the construction of buildings adjacent to the edge of the sidewalk and which abut each other or are in very close proximity to one another, to create the effect of a continuous wall of building facades along the sidewalk at the property lines.

“Streetscape” is the visual character and quality of a street as determined by various elements located between the edge of the street and the building face, such as trees and other landscaping, street furniture, lighting, artwork, transit stops, signage, utility fixtures and equipment, and paving treatments. Where there are frequent and wide spaces between buildings, the streetscape will be defined by the pattern of building and open space and the character of that open space.

“String pennant” means a series of shapes, signs, streamers, or other similar devices made of fabric, plastic or other material which are connected together or attached to a cord to create a rope-like device that is typically displayed between poles or buildings. String pennants may contain advertising or be decorative. String pennants can vary in size, color, or design.

“Structural alteration” means any change to the supporting members of a building including foundations, bearing walls or partitions, columns, beams, girders, or any structural change in the roof or in the exterior walls.

“Structure” means a walled and roofed building, a manufactured home, and a gas or liquid storage tank that is principally above ground. Structure can also be defined as anything that is constructed in or on the ground or over water, including any edifice, gas or liquid storage tank, and any piece of work artificially built up or composed of parts and joined together.

“Subdivider” means any person who undertakes the subdivision of land for the purpose of ownership or development at any time, whether immediate or future.

“Subdivision” means the act of dividing a parcel or tract of land into smaller lots and tracts.

“Subdivision, final” means the final drawing of the subdivision and dedication prepared for filing for record with the county auditor and containing all elements and requirements set forth in this title and Chapter 58.17 RCW.

“Substantial change” means a modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

1. For towers not in a public right-of-way, it increases the height of the tower by more than 10 percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10 percent, or by more than 10 feet, whichever distance is greater;
2. For towers not in a public right-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10 percent larger in height or overall volume than any other ground cabinets associated with the structure;
4. It entails any excavation or deployment outside the current site;
5. It would defeat the concealment elements of the eligible support structure; or
6. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment; provided, however, that this limitation does not apply

to any modification that is noncompliant only in a manner that would not exceed the thresholds identified in this definition of “substantial change,” subsections (1) through (6) of this definition.

“Support structure” means any built structure, including any guy wires and anchors, to which antennas and other necessary associated hardware are mounted. Support structures may include, but are not limited to, lattice towers; guyed towers; monopoles; or existing nonresidential structures that are identified in this chapter to which a PWSF may be attached with certain conditions.

“Survey and monument” means the boundaries of a partition parcel, road right-of-way or road easement. (Ord. 18-526 § 2 (Att. B); Ord. 16-482 § 2 (Exh. F); Ord. 15-448 § 2 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.230 T definitions.

"Technical and trade schools" means establishments offering training in a skill or trade to be pursued as a career. Further described in NAICS 6115.

“Telecommunications” means the transmission, between or among points specified by the user, of information of the user’s choosing without change in the form or content of the information as sent and received.

“Telecommunications facility” means any unmanned facility established for the purpose of providing wireless transmission of voice, data, images or other information including, but not limited to, cellular telephone service, personal communications service (PSC) and paging service. A telecommunications facility can consist of one or more antennas and accessory equipment or one base station.

“Telecommunications service” means the offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

“Temporary lodging” means an establishment that provides temporary sleeping accommodations, and may also include ancillary uses such as restaurant, lounge, banquet rooms and convention facilities.

“Temporary use” means a nonpermanent structure, use or activity involving minimal capital investment that does not result in the permanent alteration of the site and which is intended to exist or operate for a limited period of time.

“Tower” means any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul and the associated site.

“Tower height” means the vertical distance measured from the base of the tower structure at grade to the highest point of the structure including the antenna. A lightning rod, not to exceed ten feet in height, may be exempted from the tower height measurement.

"Townhouse" means three or more attached dwelling units where each unit is separated vertically by and shares at least one a common wall with another dwelling unit.

~~“Townhouse” means a residential structure in which individual dwelling units are attached along at least one common wall to at least two other dwelling units. Each dwelling unit occupies space from the ground to the roof and no portion of a unit may occupy space above or below another unit, except that townhouse units may be constructed over a common shared parking garage, provided the garage is underground.~~

“Toxic materials” means a substance (liquid, solid, or gaseous) which by reason of an inherent deleterious property tends to destroy life or impair health.

“Tract” means any parcel of land, lot, building site, or contiguous combination thereof devoted to or intended to be devoted to a principal use and any other uses customarily accessory thereto.

“Trailer, commercial/private” means a vehicle without motor power designed to be drawn by a motor vehicle and which trailer is used or is to be used for carrying goods and property.

“Transfer/recycling station” means a solid waste facility requiring a state solid waste permit which is a permanent, fixed supplemental collection and transportation facility, used by persons and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle for transport to a disposal facility. It may include baling or compaction activities or recycling facilities.

“Transfer station, drop-box” means a solid waste facility requiring a state solid waste permit which is used for placement of a detachable container including the area adjacent for necessary entrance and exit roads, unloading and turnaround areas. The facility normally serves the general public with loose loads and receives waste from off-site.

“Transitional housing” means a facility operated publicly or privately to provide housing for individuals or families who might otherwise be homeless and generally have no other immediate living options available to them. Transitional housing shall not exceed a two-year period per individual or family.

“Transmission equipment” means equipment that facilitates transmission for any wireless communication service licensed or authorized by the FCC, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

"Transportation, all other" means establishments that involve the transportation of passengers and/or cargo, including related support activities. Further described in NAICS 48 (except 486).

“Tree” means any living woody plant characterized by one main trunk and many branches, and having a diameter of two inches or more measured at three feet above ground level.

“Tree removal permit” means an approval granted by the community development department to remove a significant tree(s) within the city. (Ord. 18-526 § 2 (Att. B); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

"Truck, utility trailer, and RV rental and leasing" means establishments primarily engaged in renting or leasing, without drivers, one or more of the following: trucks, truck tractors, buses, semi-trailers, utility trailers, or RVs (recreational vehicles). Further described in NAICS 53212.

18.20.240 U definitions.

“Unified enclosure” means a small cell facility providing concealment of antennas and equipment within a single enclosure.

“Unlicensed wireless services” means commercial mobile services that operate on public frequencies and are not required to have an FCC license to operate.

“Use” means the purpose or activity for which land or buildings are designed, arranged, intended, divided, or occupied, maintained, rented, or leased, and includes any manner of performance of such activity with respect to the performance standards of these development standards. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.

“Use category” means a group of similar use types that are associated with each other to such an extent that they represent a general land use function.

“Use, permitted” means any use allowed in a zoning district and subject to the restrictions applicable to the specific use.

“Use, principal” means the primary or predominant use of any lot or parcel.

“Use type” means a group of similar uses that are fundamentally related to each other, contain equivalent characteristics, and which fall within the same use category.

“Utilities” means public facilities including electrical substation, electrical generation facilities, electrical transmission, telephone or communications lines, pipelines, sewer lines, water lines, natural gas lines, or similar

transmission facilities, natural gas gate valve and storage facilities, sewage collection and treatment facilities, waste disposal facilities, waste/recycling transfer facilities, and water supply facilities.

“Utility facility, major” means large-scale facilities that serve a regional need, have major above-ground visual impacts and/or result in noise, odors, or other activities that are incompatible with residential and other less intensive uses. Such facilities may include sewage treatment plants, transfer stations, electrical substations, high voltage transmission lines, regional water storage tanks and reservoirs, storage yards and regional sewer collectors and interceptors. This definition does not include wireless communication facilities.

“Utility facility, minor” means a small-scale facility serving primarily local distribution needs within the city, including underground power lines, water distribution lines, sewer lift stations, and stormwater conveyance pipes, fiber optic cable, pump stations and hydrants, switching boxes, and other structures normally found in a street right-of-way to serve adjacent properties.

“Utility support structure” means utility poles or utility towers supporting electrical, telephone, cable, or other similar facilities; street light standards; pedestrian light standards; traffic light structures; traffic sign structures; or water towers. (Ord. 18-526 § 2 (Att. B); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).

18.20.250 V definitions.

“Validity” means legally binding with the laws as established in the Edgewood Municipal Code.

“Variance” means a modification of regulations of this title when authorized by the community development director or designee or hearing examiner after finding that the literal application of the provisions of this title would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property.

“Vegetative groundcover” means low growing vegetation that does not usually exceed one foot in height and eventually grows together to form a continuous mass.

“Vesting” entitles the applicant to improve and use land in the manner permitted under the ordinances in effect on the date the application is deemed complete by a jurisdiction.

~~“Veterinary clinic” means any premises to which animals are brought, or where they are temporarily kept, solely for the purpose of diagnosis or treatment, care, observation or treatment of any illness or injury to domestic or exotic animals.~~

~~“Veterinary services” means any premises to which animals are brought, or where they are temporarily kept, solely for the purpose of diagnosis or treatment, care, observation, or treatment of any illness or injury to, domestic or exotic animals. Further described in NAICS 541940.~~

~~“Vocational rehabilitation services” means vocational rehabilitation or habilitation services such as job counseling, job training, and work experience, provided to unemployed and underemployed persons, persons with disabilities, and persons who have a job market disadvantage because of lack of education, job skill, or experience; and other training and employment to persons with disabilities. Further described in NAICS 624310.~~

~~“Vocational school” see Technical and trade schools, means establishments offering training in a skill or trade to be pursued as a career. (Ord. 15-448 § 2 (Exh. A); Ord. 11-359 § 7 (Exh. D); Ord. 03-203 § 1).~~

18.20.260 W definitions.

~~“Warehousing and storage, all other” means a structure or part of a structure, used for storing goods, wares, and merchandise, whether for the owner of the structure or for others. This category does not include mini-warehouses and self-storage units. Further described in NAICS 493.~~

~~“Warehouse” means a structure or part of a structure, used for storing goods, wares, and merchandise, whether for the owner of the structure or for others.~~

~~“Waste management and remediation services, all other” means other establishments primarily engaged in providing waste management services except solid waste collection and local solid waste hauling. This includes waste~~

treatment and disposal, remediation, operation of materials recovery facilities, septic tank pumping, and related services. Further defined in NAICS 5622 and 5629.

“Wastewater” means water that carries waste from domestic, commercial or industrial facilities together with other waters which may inadvertently enter the sewer system through infiltration and inflow.

“Wastewater transfer facility” means equipment, structures, driving and parking surfaces, and appurtenances used for loading wastewater for transport to wastewater treatment facilities.

“Water purification facility” means treatment plants or facilities for disinfecting water.

~~“Water supply, potable” means a water source that complies with appropriate state agency regulations as to quality and quantity for use as a drinking source.~~

“Whip antenna” means an omnidirectional dipole antenna of cylindrical shape that is no more than six inches in average diameter.

~~“Wholesale” means establishments primarily engaged in selling merchandise to retailers; industrial, commercial, institutional, or professional business users; or other wholesalers; or acting as agents or brokers and buying for or selling merchandise to such individuals or companies; and professional and commercial equipment suppliers.~~

“Wholesale trade” means establishments primarily engaged in selling merchandise to retailers; industrial, commercial, institutional, or professional business users; or other wholesalers; or acting as agents or brokers and buying for or selling merchandise to such individuals or companies; and professional and commercial equipment suppliers. Further described in NAICS 423, 424, and 425.

“Wireless Communication Facilities” means establishments primarily engaged in operating and maintaining switching and transmission facilities to provide communications via the airwaves. Establishments in this industry have spectrum licenses and provide services using that spectrum, such as cellular phone services, paging services, wireless Internet access, and wireless video services. Further described in NAICS 517312 and 517919, part.

~~“Wireless communications facilities (WCF)” means a staffed or unstaffed facility or location for the transmission or reception of radio frequency (RF) signals or other wireless communications or other signals for commercial communications purposes, typically consisting of one or more antennas or groups of antennas, a tower or attachment support structure, transmission cables and other transmission equipment and an equipment enclosure or cabinets. (Ord. 18-526 § 2 (Att. B); Ord. 03-203 § 1).~~

18.20.270 X definitions.

Reserved. (Ord. 03-203 § 1).

18.20.280 Y definitions.

“Yard” means an open area on a lot with a building and bounded on one or more sides by such building, such space being unoccupied land unobstructed from the ground upward.

“Yard sale” means all temporary and intermittent sales which may be variously referred to as “garage sale,” “lawn sale,” “attic sale,” “rummage sale,” “estate sale,” or any similar casual sale of tangible personal property from a residence or community use which is advertised by any means whereby the public at large is or can be made aware of the sale, and which is clearly secondary to the primary use of the site.

“Yard, front” means an open space on the same lot with the building, between the front line of the building, exclusive of steps, and the front property line or right-of-way, including the full width of the lot to its side line.

“Yard, rear” means an open space on the same lot with the building between the rear line of the building, exclusive of steps, porches and accessory buildings, and the rear line of the lot, including the full width of the lot to its side lines.

“Yard, side” means an open, unoccupied space on a lot, between the side wall line of the main building and the side property line of the lot. (Ord. 03-203 § 1).

18.20.290 Z definitions.

“Zoning” means the regulation of the use of private lands or the manner of construction related thereto in the interest of implementing the goals and policies of the comprehensive plan. Zoning includes both the division of land into separate and distinct zoning districts, and the specific use and development standards that regulate development. Such regulation shall also govern those public and quasi-public land use and buildings that provide for government activities and proprietary type services for the community’s benefit, except as prohibited by law. State and federal governmental activities are strongly encouraged to cooperate under these regulations to secure harmonious city development.

“Zoning district” means an area accurately defined as to boundaries and location, and classified by the zoning code as available for certain types of uses and within which other types of uses are excluded. (Ord. 03-203 § 1).

"Zoos, aquariums, and botanical gardens" means a facility housing and displaying live animals and/or botanical collections, privately owned and operated for a fee or owned and operated by the city, another public agency, or a nonprofit of some other enterprise. Further described in NAICS 71213.

Chapter 18.70

PERMITTED LAND USES TYPES AND LEVELS

Sections:

- 18.70.010 Purpose of provisions.
- 18.70.020 Characterization of use and organization.
- ~~18.70.030 Organization.~~
- 18.70.040 Establishing use.
- ~~18.70.050 Land use table~~
- ~~18.70.050 Residential use category.~~
- ~~18.70.060 Civic use category.~~
- ~~18.70.070 Utilities use category.~~
- ~~18.70.080 Office/business use category.~~
- ~~18.70.090 Commercial use category.~~
- ~~18.70.100 Industrial use category.~~
- ~~18.70.110 Agricultural use category.~~
- ~~18.70.120 Accessory use category.~~

18.70.010 Purpose of provisions.

This chapter lists ~~and describes various types of the~~ land uses that are regulated within this title in order to ensure orderly, uniform, and fair regulation that results in not only the appropriate siting of land uses, but also the appropriate physical relationship of different land uses, which are sometimes not complementary, to one another as zoning is applied. ~~(A summary table is provided at the end of this chapter for ease of reference.)~~ (Ord. 03-203 § 1).

18.70.020 Characterization of use and organization.

- A. Each land use within Edgewood shall be characterized according to the North American Industry Classification System or land use definition provided in EMC 18.20 Definitions. The use of a property is defined by the activity for which it or structures occupying it is or are intended, designed, arranged, occupied, or maintained. In all regulatory zones there shall be no limit as to the number of principal uses allowed on a lot, provided each principal use is permitted in the zone and meets all pertinent regulatory requirements. However, no more than one single-family detached dwelling unit or one two-unit dwelling unit, as appropriate, shall be permitted as a principal use on any individual lot.
- B. All references to the North American Industry Classification System (NAICS) are to the titles and descriptions found in the North American Industry Classification System, 2017 edition, prepared by United States Office of Management and Budget which is hereby adopted by reference. The NAICS is used to suit the purposes of this title, to list and define land uses authorized to be located in the various zoning district consistent with the comprehensive plan.
- C. The NAICS uses a six-digit coding system to identify particular industries and their placement in the hierarchical structure of the classification system. The first two digits of the code designates the sector, the third digit designates the subsector, the fourth digit designates the industry group, the fifth digit designates the NAICS industry, and the sixth digit designates the national industry.
- D. A “part” in the NAICS column of the land use table means that only a part of the associated NAICS definition will be included into the specified land use. The Community Development Director or assignee will respond to requests for clarification on a project by project basis.
- E. A “special” in the NAICS column of the land use table means that the NAICS definition for the specified land use is not provided or that the City has modified the definition by this title. The “special” definition is provided in EMC 18.20 Definitions.
- F. The Community Development –Director shall determine whether a proposed land use not specifically listed in a land use table or specifically included within a NAICS classification is allowed in a zone. The

director's determination shall be based on whether or not permitting the proposed use in a particular zone is consistent with the purposes of this title and the zone's purpose as set forth in EMC 18.80, by considering the following factors:

1. The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;
2. Whether or not the use complements or is compatible with other uses permitted in the zone; and
3. The NAICS classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use.

~~Each land use within Edgewood shall be characterized according to the listed descriptors, which form the use-identified categories, types, and levels. The use of a property is defined by the activity for which it or structures occupying it is or are intended, designed, arranged, occupied, or maintained. In all regulatory zones there shall be no limit as to the number of principal uses allowed on a lot, provided each principal use is permitted in the zone and meets all pertinent regulatory requirements. However, no more than one single family detached dwelling unit or one two-unit dwelling unit, as appropriate, shall be permitted as a principal use on any individual lot. For the purpose of reasonable and appropriate regulation, uses that are not listed shall be evaluated for substantial similarity to the listed use categories, types, and levels. (Ord. 03-203 § 1).~~

18.70.030 — Organization.

~~Uses listed herein are grouped into the following major categories: residential, civic, utilities, commercial, industrial, agricultural, and accessory. Each use category includes a number of use types which, in turn, may contain one or more levels that are organized from the least to most intensive, in terms of size or potential impact on surrounding land uses.~~

~~Example:~~

~~Category: Commercial Use~~

~~Use Type: Lodging~~

~~Level: 2~~

~~Uses are grouped into major categories: agricultural, residential, civic, utilities, commercial, and industrial. Each use category includes a number of use types. Each use type may contain one or more levels based on the intensity or characteristics of the use. The description of the use types and level(s) may contain examples of usual and customary uses. The use examples are intended to be typical and are not intended to represent all possible uses that are substantially similar in nature and intensity to the listed uses and which, as such, may be allowed and regulated equally. (Ord. 03-203 § 1).~~

18.70.040 Establishing use.

1. The use of land or buildings shall be in accordance with those listed in Summary of Uses Table. No land or building shall hereafter be used and no building or structure erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the Summary of Uses Table is:

✓ Designates use permitted in the zoning district indicated

– Designates use prohibited in district indicated

AUP Designates use may be approved by Administrative Use Permit

CUP Designates use may be approved by Conditional Use Permit

2. If a use is identified as requiring a Temporary Use Permit (TUP), then the use is only allowed if the TUP is obtained in accordance with EMC Section 18.50.070.
3. If a use is not listed, it is not allowed in any zoning district.
4. It is recognized that new types of land use will develop and forms of land use not presently anticipated may seek to locate in the City of Edgewood. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Summary of Uses Table shall be performed in accordance with ~~Edgewood Municipal Code (EMC)~~ Section 18.50.020.D.
5. Any proposed use, business, structure, or other land occupancy is subject to the primary, secondary, and incidental uses expressed in the Summary of Uses Table. As an example, a company performing surveying and mapping services may located their office in accordance with their primary NAICS code for the service function and any secondary, tertiary, or otherwise accompanying or secondary outdoor storage, maintenance facility, information services, or other use is subject to the development standards and conditions of the incidental use.

The use of a property is defined by the activity for which it or structures occupying it is or are intended, designed, arranged, occupied, or maintained. A property may contain uses that fall into one or more categories or use type. When more than one use category or use type level applies to one property, each use shall be classified and may be regulated separately. There shall be no limit as to the number of uses combined on a single property, provided:

A. Each use is permitted in the zoning district;

B. Each use meets all pertinent regulatory requirements; and

C. No more than one single family detached dwelling unit shall be permitted as a principal use on any lot. (Ord. 03-203 § 1).

18.70.050 — Residential use category.

The residential use category includes permanent living accommodations for individuals or families of varying economic means, including those having special needs. The residential use category has been separated into the following types based upon distinguishing features such as the type of structure; number, age and special needs of individuals who reside in the structure; and any applicable state or local licensing requirements.

A. A single family detached dwelling is a residential dwelling unit that is not attached to another residential dwelling unit by any means and provides living accommodations for a single individual or family. Dwelling units may be separately located on an individual lot or parcel and shall have an attached or detached carport or garage; an accessory dwelling unit may be located on an individual lot in addition to the primary single family detached dwelling as authorized in EMC 18.90.190.

Pursuant to Washington State law, individual manufactured homes and modular homes, when sited on a permanent foundation in accordance with Edgewood's building code, are considered detached dwellings.

1. "Manufactured home" means a factory assembled structure intended solely for human habitation, which has sleeping, eating and plumbing facilities, that is being used for residential purposes, that was constructed in accordance with the 1976 or later [HUD] Federal Manufactured Housing Construction and Safety Standards Act in effect at the time of construction, and that is constructed in a way suitable for movement along public highways. The appropriate HUD or Department of Labor and Industries label must be displayed on the unit.

2. "Modular home" shall mean a detached dwelling that is designed for human habitation and is either entirely or substantially prefabricated or assembled at a place other than a building site and meets all of the requirements of Chapter 296-150F WAC. Modular homes are also commonly referred to as factory built or prefab housing. The appropriate HUD or Department of Labor and Industries label must be displayed on the unit.

~~3. See EMC 18.100.090, Manufactured homes on individual lots, for minimum standards for siting manufactured homes on an individual lot.~~

~~B. Single family attached dwelling is a single family residential structure that is structurally attached to another single family residential structure and provides living accommodations for an individual or family. Attached dwelling units may be separate structures located on individual lots or on a commonly owned parcel. Modular construction may be utilized.~~

~~1. Level 1: Duplexes. Not to exceed 5,000 square feet.~~

~~2. Level 2: Townhouses. Building not to exceed 12,000 square feet and two habitable stories above average grade. Townhouses may include underground parking if constructed entirely below grade.~~

~~C. Multifamily dwellings are multiple residential units within a single residential structure, or multiple residential structures, which provide separate living accommodations for multiple individuals or families. Multifamily dwelling units are typically under common ownership and management but may be separately or cooperatively owned condominium units on a commonly owned parcel and are limited to two stories. Modular construction may be utilized.~~

~~1. Multifamily Type I: Three or more multiple dwelling units horizontally and/or vertically attached.~~

~~a. Level 1: Multifamily dwelling up to 6,000 square feet.~~

~~b. Level 2: Multifamily dwelling up to 12,000 square feet.~~

~~2. Multifamily Type II: Multiple, horizontally and/or vertically attached dwelling units combined vertically with and above an allowed commercial use.~~

~~a. Level 1: Multifamily dwelling up to 5,000 square feet.~~

~~b. Level 2: Multifamily dwelling up to 10,000 square feet.~~

~~c. Level 3: Multifamily dwelling up to 20,000 square feet.~~

~~D. Group Home Type I. Publicly or privately operated living accommodations for related or unrelated individuals such as state licensed foster homes and group homes for children; group homes for disabled individuals, group homes for those in recovery from alcohol or substance dependence with a maximum of seven residents, including resident staff.~~

~~E. Group Home Type II. Publicly or privately operated living accommodations for juveniles under the jurisdiction of the criminal justice system, including state licensed group care homes or halfway houses for juveniles which provide residence in lieu of incarceration, and halfway houses providing residence to juveniles needing correction or for juveniles selected to participate in state operated work release and prerelease programs; provided, that the community development director or designee, in his sole discretion, may classify a group home proposing to serve juveniles convicted of the offenses listed under the Type III group home residential use type as a Type III group home for the purposes of regulation, and any such home shall be sited in accordance with Type III group home regulations with a maximum of seven residents, including resident staff.~~

~~F. Group Home Type III. Publicly or privately operated living accommodations for adults under the jurisdiction of the criminal justice system who have entered a pre-charging or post-charging diversion program or have been selected to participate in state operated work/training release or other similar programs as provided in Chapters 137-56 and 137-57 WAC. Such groups also involve individuals who have been convicted of a violent crime against a person or a crime against property with a sexual motivation and charged or convicted as a sexual or assaultive, violent predator.~~

~~G. Hospice Care Center. A homelike, noninstitutional facility where services such as symptom and pain management are provided to terminally ill individuals and emotional, spiritual, and bereavement support is offered for the individual and family, and which are regulated under Chapter 70.127 RCW. Use type requires:~~

- ~~1. Appropriate state licensure.~~
- ~~2. Certificate of occupancy and fire inspection.~~
- ~~3. City business license for commercial operations.~~

~~H. Nursing Home. Multi unit or multi bed facilities that are licensed or approved to provide living accommodations and round the clock health care and medical supervision and which are regulated under Chapter 18.51 RCW. Use type requires:~~

- ~~1. Appropriate state licensure.~~
- ~~2. Certificate of occupancy and fire inspection.~~
- ~~3. City business license for commercial operations.~~

~~I. Assisted Living Facilities. A multifamily dwelling facility where at least one individual is at least age 55 or has special needs, which provides its residents with round the clock living assistance services that may include complete daily meals, personal care, custodial services, supervision of self administered medication, recreational activities, security, and transportation assistance. The dwelling units may be private or semi private and may be fully self contained. This use type does not include hospitals, nursing homes, medical clinics or offices, medical treatment, or multifamily dwellings, which do not provide assistance with activities of daily life. Assisted living facilities provide rooms, meals, personal care and supervision of self administered medication, recreational activities, financial services, and transportation.~~

~~J. Senior Housing. Living accommodations where at least one member of the family or an individual is age 55 or over and no member of the household is under 18 years of age. Housing types consist of independent living units comprised of grouped multifamily housing where elderly individuals or families reside and care for themselves. (Ord. 16 469 § 2 (Exh. A); Ord. 15 448 § 2 (Exh. A); Ord. 03 203 § 1).~~

~~18.70.060 — Civic use category.~~

~~The civic use category includes facilities or services that serve a demonstrated public function and are generally considered to be of community importance, such as educational, cultural, medical, protective, and governmental facilities and uses.~~

~~A. Administrative Government Facilities and Services. The executive, legislative, judicial, administrative and regulatory activities of local, state, federal, and international governments or special districts that may perform public services and work directly with citizens. Examples include courthouses, armories, human and social service offices, health offices, and government offices.~~

- ~~1. Level 1: Uses that serve primarily the neighborhood in which they are located and do not exceed 2,000 square feet of floor area.~~
- ~~2. Level 2: Uses that serve primarily a neighborhood or group of neighborhoods in which they are located and do not exceed 5,000 square feet of floor area.~~
- ~~3. Level 3: Uses that serve primarily a citywide or regional area not to exceed 20,000 square feet of floor area.~~

~~B. Daycare Facilities. The use of a building, or any portion thereof, for the regular care of human individuals needing supervision and care on a less than 24 hour basis. The term shall also include facilities commonly known as daycare facilities, daycare centers, and preschools.~~

- ~~1. Level 1: Home based daycare for six or fewer children or adults, subject to appropriate state and local licensure.~~
- ~~2. Level 2: Home based daycare for up to 12 children or adults, subject to appropriate state and local licensure and the specific standards set forth in EMC 18.100.040, Daycare facilities.~~

~~3. Level 3: Daycare centers for more than 12 children or adults, subject to appropriate state and local licensure and the specific standards set forth in EMC 18.100.040, Daycare facilities.~~

~~C. Community and Cultural Services. Establishments primarily engaged in the provision of services that are strongly associated with community, social, or public importance. Examples include libraries, museums, art galleries, senior centers, community centers, performing arts theaters, and community clubs and organizations.~~

~~1. Level 1: Establishments which serve primarily the immediate neighborhood in which they are located and do not exceed 3,000 gross square feet of floor space.~~

~~2. Level 2: Establishments which generally serve more than one neighborhood, with a gross floor area between 3,000 and 10,000 square feet of floor space.~~

~~3. Level 3: Establishments that serve a citywide or regional area and/or have more than 10,000 up to 20,000 gross square feet of floor area.~~

~~D. Education. Educational services provided by public, private, or parochial institutions. Examples include grade schools, community colleges, public and private colleges or universities.~~

~~1. Level 1: Primary educational facilities such as kindergarten and elementary schools.~~

~~2. Level 2: Secondary educational facilities such as middle, junior high schools and high schools.~~

~~3. Level 3: Higher educational facilities such as community colleges, trade schools, colleges or universities.~~

~~E. Health Services. Any health related facilities, and as day surgery facilities, medical facilities providing 24 hour walk-in services, blood banks and respite facilities for the elderly or handicapped.~~

~~F. Postal Services. Mailing services provided by the United States Postal Service or contractors, including branch post offices, contract stations, terminals, and distribution centers.~~

~~1. Level 1: Postal facilities serving neighborhoods, such as contract stations or branch offices. A contract station post office means a privately operated, limited service postal facility carried on as adjunct to a principal business or use. A branch post office means a government operated subdivision of a main post office serving as a base for one or more carrier routes and providing customer postal service.~~

~~2. Level 2: Central or main postal facilities which process mail and provide full customer services.~~

~~3. Level 3: Terminal postal processing facilities which provide no or limited customer services.~~

~~G. Open Space/Recreation. Recreational areas and recreation facilities which primarily are owned or operated by public or nonprofit entities for the use and enjoyment of the general public. In some cases, such areas and facilities may be incidental to private development, such as open space set asides necessary for environmental mitigation and children's play areas ("tot lots") within a subdivision; are intended to be principally used by a finite group; and may constitute private property. Examples include neighborhood parks, community parks, regional parks, waterfront parks, open space, arboretums, small or special landscaped areas, community and "pea patch" gardens, fairgrounds, zoos, and swimming pools.~~

~~1. Level 1: Natural open space and passive recreation. This level includes protected open space areas in a natural state, together with low impact passive recreational facilities including single track hiking trails, viewing areas, interpretive signage, and fences.~~

~~2. Level 2: Neighborhood scale active recreation and limited accessory structures. This level includes parks and playgrounds less than three acres in size including mini and pocket parks.~~

~~3. Level 3: Parks and playgrounds from three to 10 acres in size; multi use linear trails; sports fields with seating for 400 spectators; swimming pools for community or regional use; public and private outdoor~~

~~recreational facilities such as golf courses, equestrian clubs, and marinas; and arboretums and community gardens more than two acres in size.~~

~~4. Level 4: Community parks and playgrounds from 10 to 20 acres in size, stadiums, and regional recreational facilities.~~

~~5. Level 5: Community/regional parks and recreational facilities generally over 20 acres in size, stadiums and regional recreational facilities.~~

~~H. Religious Assembly. Religious services involving public assembly such as those that customarily occur in synagogues, temples, and churches. For the purpose of compliance with the federal Religious Land Use and Institutionalized Persons Act of 2000, except where lands are restricted to public facilities, religious assembly use types shall be treated equally with community and cultural services civic use types. These use types do not include homeless shelters, food banks, or other social services, which shall instead be treated as a social services civic use type; daycare or preschools, which shall instead be treated as a daycare facilities civic use type; schools, which shall instead be treated as an education civic use type; or facilities for residence of religious orders, which shall instead be treated as a co-housing residential use type.~~

~~1. Level 1: Religious assembly up to 5,000 square feet.~~

~~2. Level 2: Religious assembly up to 10,000 square feet.~~

~~3. Level 3: Religious assembly up to 20,000 square feet.~~

~~4. Level 4: Religious assembly up to 30,000 square feet.~~

~~5. Level 5: Religious assembly up to 40,000 square feet.~~

~~I. Safety Services and Animal Control. Public safety and emergency services such as police and fire stations; animal control facilities, such as an animal shelter or Humane Society facilities.~~

~~1. Level 1: Police and fire/emergency medical aid stations, including private ambulance services.~~

~~2. Level 2: Animal control services.~~

~~J. Transportation. The provision of public transportation services. Examples include parking garages, park and ride lots, commercial parking lots, bus shelters, bus stations, bus transfer centers, passenger rail stations, and other types of public transportation facilities.~~

~~1. Level 1: Transportation uses serving neighborhoods such as bus shelters on major or secondary arterial streets.~~

~~2. Level 2: Park and ride lots not exceeding 40 parking spaces.~~

~~3. Level 3: Transportation uses serving communities and regions, such as passenger rail stations, parking facilities, school bus yards, bus barns, bus stations, and park and ride lots over 40 parking spaces.~~

~~4. Level 4: Commercial parking lots and structures (short term automobile).~~

~~K. Utility and Public Maintenance Facilities. Facilities for storage and maintenance of vehicles, equipment, or related materials used in a utility or public facility activity.~~

~~1. Level 1: Indoor maintenance and storage facility not exceeding 3,000 gross square feet of floor space. Outdoor storage of equipment, materials, or vehicles and vehicle maintenance is prohibited.~~

~~2. Level 2: Indoor maintenance and storage facility not exceeding 5,000 gross square feet of floor space with outdoor storage not exceeding 2,000 gross square feet.~~

~~L. Social Services. Establishments primarily engaged in the provision of services that are strongly associated with meeting basic needs. Examples include clothing banks, food banks, temporary emergency shelters, and counseling services.~~

~~1. Establishments which are accessory to a primary community and cultural services, religious assembly, or education use type where the use serves primarily the immediate neighborhood in which it is located and does not exceed 2,500 gross square feet of floor space.~~

~~2. Establishments which are accessory to a primary religious assembly or education use involved in the distribution of goods that meet basic needs, such as food banks and clothing banks, may have the maximum gross floor space increased to 4,000 square feet; provided, that:~~

~~a. Primary use of the distributed goods is off site;~~

~~b. The site with the establishment is located adjacent to a road classified as a collector arterial or higher designation as identified in the city's comprehensive plan and/or other adopted plans and ordinances;~~

~~c. The establishment serves the wider community area;~~

~~d. Hours of operations shall be limited to Monday through Saturday, 7:00 a.m. to 8:00 p.m., and Sunday 9:00 a.m. to 5:00 p.m., except in cases of emergency; and~~

~~e. All commercial grade freezers/refrigerators shall be enclosed in the building.~~

~~3. When more than one social service establishment is located on a site, the total gross floor area of all social service establishments shall not exceed 6,500 square feet; provided, that:~~

~~a. Establishments defined in subsection (L)(2) of this section do not exceed a total of 4,000 square feet; and~~

~~b. All other social service establishments do not exceed a total of 2,500 square feet. (Ord. 07-283 § 1; Ord. 03-203 § 1).~~

18.70.070 — Utilities use category.

The utilities use category refers to facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of water, natural gas, electricity, telecommunications services, for the collection of stormwater, and for the collection and disposal of sewage and refuse.

~~A. Communications Facilities. Facilities used in the transmission of information by wire, radio, optical cable, electromagnetic or other similar means. Examples include central office switching units, remote switching units, telecommunications radio relay stations and cellular communications facility support structures.~~

~~1. Level 1: Local cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas, wireless telecommunications facilities, structures, or private antennas and satellite dishes.~~

~~2. Level 2: Regional cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas or wireless telecommunications facilities.~~

~~3. Level 3: Wireless telecommunications facilities, subject to specific standards, including siting criteria, set forth in EMC 18.100.110, Personal wireless communications facilities.~~

~~B. Electrical Facilities. Electrical transmission lines.~~

~~1. Level 1: Local distribution lines.~~

~~2. Level 2: Sub and switching equipment.~~

~~3. Level 3: Industrial or regional distribution lines and associated sub and switching stations.~~

~~C. Natural Gas Facilities. Facilities engaged in the local distribution and storage of natural gas. Examples include local distribution lines, natural gas gate stations, and interim propane storage systems.~~

~~D. Organic Waste Processing Facilities. This use type refers to any solid waste facility specializing in the controlled decomposition of organic solid waste and which requires a solid waste permit under Chapter 70.95 RCW including soil treatment facilities. "Soil treatment facility" means a solid waste facility that utilizes bioremediation to treat petroleum contaminated soil or vactor waste for reuse or final disposal.~~

~~E. Sanitary Sewage Collection Facilities. This use type refers to facilities used to collect sewage, including but not limited to local collector systems, wastewater transfer facilities, odor control structures, and pump stations and lift stations. "Odor control structure" means equipment or structures appurtenant to wastewater conveyance facilities used to lessen the odors of the liquids being transported.~~

~~F. Stormwater Facilities. A conveyance, system of conveyances, or stormwater control facilities (including roads with drainage systems, catch basins, curbs, gutters, biofiltration swales, etc.); ditches; manmade channels; storm drains; retention/detention facilities; LID systems (e.g., rain gardens, bioretention cells, etc.); and infiltration facilities which are designed or used for collection, storage, conveyance and treatment of stormwater.~~

~~1. Level 1: Stormwater collection and local conveyance systems, including LID systems and buried retention facilities with less than one acre of tributary area.~~

~~2. Level 2: Neighborhood detention/retention ponds and facilities, including LID systems and buried facilities with more than one acre of tributary area, and constructed wetlands.~~

~~3. Level 3: Flood control facilities, groundwater injection wells, and large stormwater pond facilities that are also developed to allow uses such as parks, recreational, educational and research structures and activities, known as stormwater multiple use facilities.~~

~~G. Waste/Recycling Transfer Facilities. Solid waste facilities where solid waste is collected or subjected to interim processing before being transported to a permanent disposal or recycling site. Examples include recycling collection sites, drop box transfer stations, transfer stations, recyclables recovery facilities, waste separation recovery facilities, moderate risk waste facilities, and scrap tire piles which are not otherwise listed as accessory to numerous specific use types.~~

~~1. Level 1: Recycling collection sites serving a single neighborhood. Recycling collection site means a site with collection boxes or other containerized storage where citizens can leave materials for recycling.~~

~~2. Level 2: Drop box transfer stations. Drop box transfer station means a solid waste facility needing a solid waste permit which is used for placement of a detachable container including the area adjacent for necessary entrance and exit roads, unloading and turnaround areas. The facility normally serves the general public with loose loads and receives waste from off site.~~

~~H. Water Supply Facilities. Water purification facilities, water storage facilities, wellheads and pump stations.~~

~~1. Level 1: Local distribution systems, wellheads, pump stations, water purification facilities not exceeding 2,000 square feet of building area. Water storage facilities.~~

~~2. Level 2: Water purification facilities exceeding 2,000 square feet of building area.~~

~~3. Level 3: Chemical storage, handling, and usage in a water supply facility excluding fluoride. (Ord. 16 482 § 2 (Exh. F); Ord. 03 203 § 1).~~

18.70.080 — Office/business use category.

The office/business use category includes establishments serving businesses or individuals with a wide variety of services such as providing advice, reports, marketing, financial needs, engineering, research, telecommunications services, management and related services that are necessary to conduct personal or professional business.

~~A. Administrative and Professional Offices. This use type refers to offices, private firms, or organizations, which provide professional or administrative services to individuals or businesses. Typical uses include employment services, property management services, title companies, law offices, engineering/surveying consulting firms, architecture and landscape architecture firms, advertising and public relations firms, medical and dental offices, diagnostic testing services, advertising agencies, travel agencies, talent agencies, insurance offices, real estate offices, investment brokers, financial planners, banking services, offices for nonprofit and quasi-public agencies, and other business offices customarily associated with professional or administrative office services.~~

- ~~1. Level 1: Single-story office building with a gross floor area not exceeding 5,000 square feet.~~
- ~~2. Level 2: Single-story office building with a gross floor area between 5,000 to 15,000 square feet.~~
- ~~3. Level 3: Two-story office building with a footprint up to 15,000 square feet.~~

~~B. Private Training School. This use type refers to educational services provided by private organizations or individuals with the primary purpose of preparing students for jobs in a trade or a profession. Typical uses include commercial/vocational schools, driver's training, beauty and barber schools, business schools, and conservatories of art, music, or drama. Facilities larger than 10,000 gross square feet are considered an education Level 2 use.~~

- ~~1. Level 1: Establishments with a gross floor area not exceeding 5,000 square feet without outdoor facilities.~~
- ~~2. Level 2: Establishments with a maximum 10,000 gross square feet of floor area without outdoor facilities. (Ord. 03-203 § 1).~~

~~18.70.090 — Commercial use category.~~

~~The commercial use category includes establishments, facilities, and individuals providing services and the sale, distribution or rental of goods that benefit the daily needs of the general public, which are not otherwise classified in another use category.~~

~~A. Sexually Oriented Business. This use type refers to business that includes as a primary part of its business any one or more of the following: an adult entertainment facility; adult oriented merchandise; adult retail use; panorama; or similar facility, merchandise, or entertainment as defined in EMC 18.100.100, Sexually oriented businesses. Limited to a maximum of 5,000 square feet.~~

~~B. Amusement and Recreation. This use type refers to establishments or places of business primarily engaged in the provision of sports, entertainment, or recreational services to the general public or members. Examples include video arcades, teen clubs, athletic clubs, swimming pools, billiard parlors, bowling alleys, ice or roller skating rinks, indoor movie theaters, drive in theaters, miniature golf courses, golf courses, theme parks, amusement parks, and sports arenas.~~

- ~~1. Level 1: Indoor facilities not exceeding 5,000 gross square feet of total floor area and/or outdoor facilities with a gross lot area not exceeding 35,000 square feet.~~
- ~~2. Level 2: Indoor facilities exceeding 30,000 gross square feet of total floor area and/or outdoor facilities with a gross lot area up to two acres.~~

~~C. Funeral Services. Funeral facilities such as preparation and display facilities, funeral chapels, crematories, and affiliated offices.~~

- ~~1. Level 1: Mortuaries, including affiliated funeral chapels and offices.~~
- ~~2. Level 2: Cemeteries, including affiliated mausoleums, funeral chapels, and offices.~~

~~D. Building/Garden Supply and Nurseries. Establishments primarily engaged in wholesale and retail selling of lumber, building materials, paint, glass, wallpaper, hardware, nursery stock, lawn and garden, plumbing, and electrical supplies.~~

~~1. Level 1: Establishments primarily engaged in the retail sales. Utilization of outdoor areas for retail display and storage may occur as an accessory use. The combination of gross total floor area and outdoor storage and display area is less than 10,000 square feet.~~

~~2. Level 2: Establishments primarily engaged in retail sales. Utilization of outdoor areas for retail display or storage purposes may occur as an accessory use. Single story with 15,000 gross total floor area and 20,000 uncovered outdoor storage and display area.~~

~~3. Level 3: Establishments primarily engaged in retail sales with two stories with a footprint of 15,000 square feet and 40,000 square feet uncovered outdoor storage and display.~~

~~E. Bulk Fuel Dealers. Establishments that sell fuels, which, by their nature, are flammable, explosive, or toxic, to businesses and households for transportation, heating, and business purposes. Examples include propane gas sales, heating oil dealers, liquefied petroleum gas dealers, coal, wood, or other fuel dealers.~~

~~F. Business Services. Businesses primarily engaged in providing services to other businesses on a contract or fee basis with a building area up to 10,000 square feet and up to a one acre lot area. Examples include courier services, parcel delivery services, fax services, telegraph services, reproduction services, commercial art and photography services, stenographic services, and janitorial services.~~

~~G. Buy-Back Recycling Center. Any business less than one acre with no outside storage with building area up to 10,000 square feet that does not include industrial activity which collects, receives or buys recyclable materials from household, commercial or industrial sources for the purpose of sorting, grading or packaging recyclables for subsequent shipment and marketing.~~

~~H. Eating and Drinking Establishment. Establishments that sell prepared food and/or beverages, including liquor, subject to appropriate state and local licensure, including health permits. Examples include espresso stands, restaurants including fast food, cafes, taverns, and cocktail lounges.~~

~~1. Level 1: Establishments selling pre-prepared food and/or beverages, or food and/or beverages made to order, less than 2,000 square feet in gross floor area, which is not intended to be consumed on the premises, including facilities strictly accessed by motor vehicle.~~

~~2. Level 2: Establishments selling food and/or beverages, less than 4,000 square feet in gross floor area, made to order which is intended to be consumed on the premises or which may, at the customer's option, be taken away, which may include a drive-up option.~~

~~3. Level 3: Establishments selling food and/or beverages, less than 6,000 square feet in gross floor area, made to order which is intended to be consumed on the premises or which may, at the customer's option, be taken away, which may include a drive-up option.~~

~~4. Level 4: Establishments with live or active entertainment including, but not limited to, bands, dancing, disc-jockeys, or performances, which are less than 8,000 square feet of gross floor area.~~

~~I. Food Stores. Stores primarily engaged in the retail sale of a variety of canned and dry foods, fresh fruits and vegetables, or meats, poultry, and fish, which may include a variety of nonfood products as well. Examples include meat and fish markets, vegetable markets, retail bakeries, dairy stores, grocery stores, and specialty food and beverage stores; provided, that neither gasoline sales nor drive through facilities are located on the same lot.~~

~~1. Level 1: Gross floor area up to 5,000 square feet.~~

~~2. Level 2: Gross floor area between 5,000 and 10,000 square feet.~~

~~3. Level 3: Gross floor area between 10,000 and 20,000 square feet.~~

~~4. Level 4: Gross floor area between 20,000 and 30,000 square feet.~~

~~5. Level 5: Gross floor area up to 40,000 square feet.~~

~~J. Garden Center. Establishment primarily engaged in the retail sales of indoor/outdoor plants, bushes, trees, turf products, mulch, hand garden tools, containers, and yard ornaments. Accessory uses may include greenhouses (up to a 5,000 square foot footprint for each greenhouse), potting sheds, business offices, indoor and outdoor display and storage, and plant production.~~

~~1. Level 1: Establishments primarily engaged in the retail sales. The combination of gross total floor area and outdoor storage and display area is less than 15,000 square feet. Utilization of outdoor areas for retail display and storage may occur as an accessory use.~~

~~2. Level 2: Establishments primarily engaged in retail sales stories with a building footprint of 18,000 square feet and 60,000 square feet of uncovered outdoor storage and display.~~

~~K. Lodging. Establishments that provide transitory lodging services, subject to appropriate state and local licensure.~~

~~1. Level 1: "Bed and breakfast" means a single structure, small-scale temporary lodging, not exceeding four rentable rooms, which provides a single meal and where the proprietors of the service reside in the structure.~~

~~2. Level 2: Hotels and motels containing a single building or a group of detached or semi-detached buildings with a maximum 40,000 gross square feet. This use type contains guest rooms or self-contained suites, with parking provided on the site for the use of those staying in the rooms or suites, which is or are designed and used for the accommodation of transient travelers for a period not to exceed 30 days.~~

~~L. Motor Vehicle Service and Repair. Facilities or places where the repair and service of automobiles, trucks, motorcycles, recreational vehicles, boats, commercial vehicles, and construction equipment occurs. Includes the sale of or refilling of personal or recreational propane tanks.~~

~~1. Level 1: Gasoline service stations with/without accessory automobile repair and convenience shopping, and car wash with a one-car capacity with no outdoor storage up to 5,000 gross square feet.~~

~~2. Level 2: Automotive repair shops, car wash, auto detailing, vehicle storage up to 10,000 gross square feet. Vehicle storage is limited to vehicles under repair and shall not include impound vehicle storage. Typical uses include general repair shops, transmissions and engine rebuild shops, muffler shops, glass repair shops, truck bed liner, automobile upholstery services, car washes, detailing, and lube/oil shops.~~

~~3. Level 3: Auto body repair, vehicle painting subject to state air quality standards up to 10,000 gross square feet.~~

~~M. Motor Vehicle and Construction Equipment Rental. This use type refers to establishments or places of business engaged in the leasing or service of automobiles, trucks, motorcycles, recreational vehicles, boats, commercial trucks, construction equipment, and heavy equipment.~~

~~1. Level 1: On-site rental of automobiles, trucks not exceeding three tons of vehicle weight, self-moving single-axle trucks, motorcycles, recreational vehicles, boats, and garden/home improvement equipment.~~

~~2. Level 2: On-site lease or rental of commercial truck, buses, construction equipment, and heavy equipment.~~

~~N. Personal Services. Businesses primarily engaged in providing services to meet individuals' periodic personal needs. Examples include coin-operated laundries, dry cleaning drop-off/pick-up establishments, dry cleaners, beauty shops, barber shops, clothing alterations, tanning salons, travel agencies, payday loan establishments, photographic studios, carpet and upholstery cleaners, and personal improvement services.~~

~~1. Level 1: Establishments in which the gross floor area does not exceed 2,500 square feet and do not involve outdoor storage of vehicles.~~

~~2. Level 2: Establishments in which the gross floor area up to 5,000 square feet.~~

~~O. Storage. This use type refers to businesses engaged in the storage of items for personal and business use. Business activities other than rental of storage spaces are prohibited. Examples include mini-warehousing, vehicle~~

and boat storage yards. Does not include vehicle impound lots. A “mini-warehouse” means a facility consisting of separate storage units, which are rented to customers having exclusive access to their respective units for storage of residential or commercial-oriented goods. No business is conducted out of storage units. Indoor/outdoor up to 40,000 gross square feet.

~~P. Pet Sales and Services. This use type refers to places of business primarily engaged in the retail sale and services associated with small animals and household pets. Examples include pet stores, pet grooming shops, pet daycare, and veterinary hospitals for small animals and pets.~~

~~1. Level 1: Retail and service establishments, with or without accessory kennels, with less than 2,500 gross square feet in floor area.~~

~~2. Level 2: Indoor retail and service establishments, with or without accessory kennels, up to 5,000 gross square feet of floor area.~~

~~Q. Rental and Repair Services. Establishments primarily engaged in the provision of rental and repair services or closely related uses. Examples include home improvement, garden, and party equipment rental; upholstery shops, appliance repair shops, small engine and power tool rental and repair such as lawn mowers and chainsaws, vacuum cleaner repair, medical equipment rental and repair services, rental furnishings, and instrument repair services. Does not include vehicle repair or auto body, which are instead treated as motor vehicle service and repair commercial use types.~~

~~1. Level 1: Rental and repair services not exceeding 5,000 gross square feet of floor area with no outdoor storage.~~

~~2. Level 2: Rental and repair services not exceeding 5,000 gross square feet of floor area and up to 1,000 square feet of outdoor storage display.~~

~~R. Sales of General Merchandise. Establishments that sell new general merchandise including apparel and accessories; auto parts; bookstores, legal pharmaceuticals; optical goods; furniture and home furnishings; and computers and electronics. Does not include establishments primarily engaged in selling lumber and other building materials, paint, glass, wallpaper, hardware, nursery stock, and lawn and garden supplies, which are instead treated as building materials, hardware, plumbing, electrical, and nurseries/garden supplies commercial use types.~~

~~1. Level 1: Establishments primarily engaged in retail sales activities with a gross floor area up to 5,000 square feet.~~

~~2. Level 2: Establishments primarily engaged in retail sales activities with a gross floor area over 5,000 and up to 10,000 square feet.~~

~~3. Level 3: Establishments primarily engaged in retail sales activities with a gross floor area over 10,000 and up to 20,000 square feet.~~

~~4. Level 4: Establishments primarily engaged in retail sales activities with a gross floor area over 20,000 and up to 30,000 square feet.~~

~~S. Sale of Secondhand Property. This use type refers to establishments that sell secondhand property. “Secondhand property/goods” means and includes, but is not limited to, any and all used or secondhand goods or items of personal property, which can be used again for the purpose for which they were originally intended. For the purposes of this title, secondhand property/goods also includes valuable coins (coins with a value greater than their face value); precious metals, precious stones and jewelry, but shall not include bullion in the form of fabricated hallmarked bars. Examples of this use type include pawnbrokers, secondhand, antique, junk and/or salvage dealers, and transient traders in secondhand property, garage sales and flea markets. This use type does not include used or preowned automobiles or other vehicles, wrecking yards, or parts yards.~~

~~1. Level 1: Yard sale means and includes all sales entitled “garage sale,” “lawn sale,” “attic sale,” “rummage sale,” “estate sale,” or any similar casual sale of tangible personal property from a private residential use which~~

~~is advertised by any means whereby the public at large is or can be made aware of the sale. Four yard sales a year are allowed.~~

~~2. Level 2: Antique, surplus, military, used book, used clothing, used furniture and appliances, used jewelry and valuable coins, and valuable collectibles sales by secondhand dealers up to 5,000 gross floor square feet.~~

~~3. Level 3: Miscellaneous sales and flea markets. Flea market means and includes, but is not limited to, arrangements whereby a person or persons sell, lease, rent, offer or donate to one or more persons a place or area where such persons may offer or display secondhand or junk items up to 15,000 gross floor square feet with up to 40,000 square feet outside. Flea market includes, but is not limited to, swap meets but does not include antique malls where stalls are leased, which are treated as a Level 2 use listed above. (Ord. 03-203 § 1).~~

18.70.100 — Industrial use category.

~~The industrial use category includes the on-site production, manufacturing, assembly, processing, storage, movement, servicing or repair of goods and materials. Industrial uses regulated under this category typically exhibit one or more of the following characteristics: requires relatively large acreage, creates substantial odor or noise, creates heavy traffic passenger vehicle and/or truck volumes, employs relatively large numbers of people, and/or creates visual impacts incompatible with residential development. If not specified, building will not exceed 30,000 gross square feet of floor area.~~

~~A. Manufacturing and Major Assembly. This use type refers to uses that involve the primary processing of a material. Examples may include, but are not limited to:~~

~~—— Soil remediation facilities;~~

~~—— Manufacturing of products by predominately chemical processes and which ultimately are to be used for consumer or industrial consumption;~~

~~—— Manufacturing of computer hardware components and related equipment, and other machinery, apparatus and supplies for the generation, storage, transmission, transformation and utilization of electrical energy;~~

~~—— Manufacturing and assembly of industrial and commercial machinery and equipment;~~

~~—— Manufacturing and assembly of paper and paperboard and its conversion into other paper-based products;~~

~~—— Decorative and glass products;~~

~~—— Manufacturing and assembly of ferrous and nonferrous metal products and a variety of metal and wire products manufacturing, including sheet metal;~~

~~—— Manufacturing and assembly of woven and knit fabrics, and carpets and rugs from yarn; and~~

~~—— Manufacturing and assembly of concrete and gypsum products and other secondary products from materials taken principally from the earth in the form of stone, clay and sand.~~

~~B. Limited Manufacturing/Assembly. This use type refers to uses that involve intermediate processing of semi-processed material into a consumer good and to uses that involve the assembly of semi-processed and/or intermediate processed products into a consumer good. This use type is limited to: clothing and fabricated products, finished products made entirely or mainly of wood for use in construction, instruments for measuring, testing, analyzing, and controlling, optical instruments and lenses, surveying and drafting instruments, medical instruments and equipment, photographic equipment, watches and clocks, and supplies associated with the previous products, and electronic computer hardware components and related equipment. Examples may include:~~

~~—— Manufacturing and assembly of clothing, fabricated products, and related textile;~~

~~—— Manufacturing and assembly of equipment for transportation of people or cargo by land, air, rail or water;~~

~~— Assembly of electronic computers, computer hardware components and related equipment, and other machinery, apparatus and supplies for the generation, storage, transmission, transformation and utilization of electrical energy;~~

~~— Assembly of industrial and commercial machinery and equipment;~~

~~— Assembly of finished products made entirely or mainly from wood for use in construction;~~

~~— Assembly of ferrous and nonferrous metal products and a variety of metal and wire products;~~

~~— Assembly of products manufactured or assembled from plastic resins and from natural, synthetic or reclaimed rubber;~~

~~— Manufacturing and assembly of instruments for measuring, testing, analyzing and controlling, optical instruments and lenses, surveying and drafting instruments, medical instruments and equipment, photographic equipment, watches and clocks, and supplies associated with the previous products;~~

~~— Photographic processing labs;~~

~~— Manufacturing and assembly of glass and glass products, clay products, pottery, decorative concrete products, and other secondary products from materials taken principally from the earth in the form of stone, clay and sand;~~

~~— Application of dyeing, finishing, coating, waterproofing and other treating of fiber, yarn and fabrics; and~~

~~— Other manufacturing and/or assembly processes in which processed or semiprocessed materials are made or assembled into consumer products.~~

~~1. Level 1: Indoor manufacturing and assembly not exceeding 5,000 gross square feet of floor space and/or outside storage not exceeding 5,000 gross square feet.~~

~~2. Level 2: Indoor manufacturing and assembly with a gross floor area up to 10,000 square feet and/or outside storage not exceeding 6,000 gross square feet.~~

~~3. Level 3: Indoor manufacturing and assembly with a gross floor area up to 20,000 square feet and/or outside storage not exceeding 9,000 gross square feet.~~

~~4. Level 4: Indoor manufacturing and assembly with a gross floor area up to 30,000 square feet and/or outside storage not exceeding 12,000 gross square feet.~~

~~C. Food and Related Products. This use type refers to uses, which involve the processing of nonanimal food materials, raw milk, ice manufacturing, and other food products manufacturing, processing, storage and packaging. Examples may include, but are not limited to: bakeries which distribute products to many retail outlets, creameries and other dairy products manufacturing without on-site dairy animals, soft drink bottling plants, feed and cereal mills, flour mills, vegetable oil manufacturing, refining or storage, yeast plants, and starch, glucose and dextrin manufacturing, and dry pet food, pickles, sauerkraut, and vinegar manufacturing, sugar refining, breweries and distilleries.~~

~~1. Level 1: Breweries and wineries (excluding microbreweries in association with an eating and drinking establishment).~~

~~2. Level 2: All other uses in this use type.~~

~~D. Industrial Services. This use type refers to uses providing large scale or bulk services to commercial and industrial businesses but not directly to the consumer, e.g., clothes cleaning plants, bulk laundries, diaper services, power laundries, linen supply, industrial laundries, other laundry and garment services; and industrial services related strictly to industrial uses.~~

~~E. Printing, Publishing and Related Industries. This use type refers to uses engaged in printing by one or more common processes, such as letterpress, lithography, or screen; services for the printing trade, such as bookbinding and plate making; and publishing newspapers, books and periodicals.~~

- ~~1. Level 1: Indoor facilities not exceeding 5,000 gross square feet of floor area.~~
- ~~2. Level 2: Indoor facilities with a gross floor area up to 10,000 square feet.~~
- ~~3. Level 3: Indoor facilities with a gross floor area up to 20,000 square feet.~~
- ~~4. Level 4: Indoor facilities with a gross floor area up to 30,000 square feet.~~

~~F. Warehousing, Distribution and Freight Movement. This use type refers to the large scale warehousing and distribution of manufactured or processed products for one or more businesses and the large scale distribution of raw, manufactured or processed products for one or more businesses at a central location. Examples may include, but are not limited to: grocery chain distribution centers and parcel delivery distribution centers, storage of fabricated concrete blocks, finished lumber storage yards, new automobile storage areas.~~

- ~~1. Level 1: Indoor facilities not exceeding 5,000 gross square feet.~~
- ~~2. Level 2: Indoor facilities with a gross floor area more than 20,000 square feet and not exceeding 30,000 square feet and/or outside storage not exceeding 9,000 gross square feet.~~

~~G. Contractor Yards. This use type refers to an area for construction or contracting business offices and the interior or outdoor storage, repair or maintenance of heavy equipment, vehicles, and construction supplies and materials. Maintenance and storage facilities not exceeding 30,000 gross square feet with unlimited outdoor storage.~~

~~H. Motion Picture/Television and Radio Production Studios. This use type refers to uses engaged in the production and distribution of motion pictures, production and distribution of television segments, radio and television production of commercial spots, and other related activities.~~

~~I. Research, Development, and Laboratories. This use type includes businesses primarily devoted to experimental research and development. Research, development, and laboratories with limited manufacturing/assembly at the level allowed in the zoning district.~~

- ~~1. Level 1: Indoor facilities with a gross floor area up to 5,000 square feet.~~
- ~~2. Level 2: Indoor facilities with a gross floor area up to 10,000 square feet.~~
- ~~3. Level 3: Indoor facilities with a gross floor area up to 20,000 square feet.~~
- ~~4. Level 4: Indoor facilities with a gross floor area up to 30,000 square feet.~~

~~J. Mineral Extraction. This use type is the extraction of any natural substance, other than water, from the ground. (Ord. 03-203 § 1).~~

18.70.110 — Agricultural use category.

~~The agricultural use category includes uses which typically might be found and are generally restricted to rural environments, but which can pose viable, unobtrusive land uses in portions of the urban environment that, by their nature, otherwise possess limited development potential.~~

~~A. Agricultural Sales. Agricultural sales use type refers to uses which involve the sales of agricultural supplies, including feed, grain, fertilizers, and farming equipment or the sale of agricultural products.~~

- ~~1. Level 1: Agricultural sales of goods produced on individual farms located within the city. The retail outlet such as vegetable stands shall not exceed 1,000 gross square feet.~~

2. Level 2: Agricultural sales uses, which involve the sale of goods such as produce, shrubbery, plants, eggs, wine, and dairy products in a farmer's market format with a building footprint up to 5,000 gross square feet. Examples include produce stands, horticultural nurseries, and wineries.

3. Level 3: Agricultural sales uses, which provide feed, grain, fertilizers, and small farming equipment sales and service with a building footprint up to 5,000 gross square feet. Examples include feed and grain stores.

B. Agricultural Services. Agricultural services use type refers to businesses that support the agricultural industry and operate primarily outside an office setting with a building up to 5,000 gross square feet. Typical uses include soil preparation and soil testing services, farm and farm labor management services, landscape and crop fertilizing and spraying services, livestock veterinary services, and other commercial services which typically provide the personnel and equipment necessary to maintain agricultural productivity.

C. Animal Production, Boarding and Training, and Slaughtering. Animal production and slaughtering use type refers to uses, which involve the commercial raising of animals, training of animals, the production of animal products, such as eggs or dairy products, the boarding and training of animals, and the slaughtering and processing of animals.

1. Level 1: Uses that involve the commercial raising or boarding and training of animals or production of animal products, such as eggs or dairy products produced on site, on an agricultural or commercial basis, but excluding the slaughtering and processing of animals raised outside of the community. Examples include grazing, ranching, dairy farming, commercial stables, riding academies, and breeding and boarding facilities.

2. Level 2: Breeding and boarding facilities for a combination of six cats and dogs.

D. Crop Production. Crop production use type refers to uses which involve the raising and harvesting of row crops, field crops, or tree crops on an agricultural or commercial basis, including packing, primary processing, and storage facilities.

1. Level 1: The family farm or "hobby farm" of less than two acres in size where crop production uses which involve the raising and harvesting of row crops, field crops, or tree crops on an agricultural or commercial basis with one or two buildings not exceeding 1,000 square feet total. Examples include grain and vegetable crops, fruit trees, and horticultural nurseries.

2. Level 2: A farm of more than two acres in size where crop production uses which involve the raising and harvesting of row crops, field crops, or tree crops on an agricultural or commercial basis with one or two buildings not exceeding 5,000 square feet total. Examples include grain and vegetable crops, fruit trees, and horticultural nurseries.

3. Level 3: Crop production uses which involve the primary processing, packaging, and storage of agricultural products with one or two buildings not exceeding 30,000 square feet total. Examples include fruit and vegetable packing and shipment plants, warehouses, fruit and vegetable cold storage plants, and other uses involved in the harvesting and primary processing of locally grown agricultural products. This use type does not include the processing of agricultural products described under the "food and related products use type" of the industrial category. For the purposes of this use type, primary processing means performing service on crops subsequent to their harvest with the intent of preparing them for market or further processing.

E. Fish Hatcheries and Aquaculture. Fish hatcheries and aquaculture use type refers to uses that involve the production of finfish, or other marine products within a confined space and under controlled feeding, sanitation, and harvesting procedures. Examples include salmon farms and fish hatcheries.

F. Forestry. Forestry use type refers to uses, which involve commercial harvesting of forest products, and scientific research related to management of forest lands, which involve commercial harvesting of forest products and scientific research related to management of forestlands. Examples include timber harvesting, gathering of forest products (e.g., bark, berries, mushrooms), silvicultural. (Ord. 03-203 § 1).

18.70.120—Accessory use category.

The accessory use category includes those uses which are customarily and routinely found in conjunction with, and which are clearly incidental and secondary to, other listed uses, except as may be specifically limited by use levels otherwise listed herein. Accessory uses, other than fences, retaining walls and barns, are prohibited from locating on a lot prior to a legal principal use.

A. Residential Accessory.

- ~~1. Attached carports or garages for the sole use of occupants of premises and their guests, for storage of personal household goods and motor, recreational, and sporting vehicles. Detached carports or garages are allowed in conjunction with an approved access point and driveway. Other accessory buildings and structures such as hobbyist greenhouses and storage buildings for personal household goods and yard maintenance equipment are allowed up to a combined maximum size of 1,000 square feet of gross floor area.~~
- ~~2. Outdoor storage of two recreational/sporting vehicles is allowed, subject to EMC 18.90.120, Outdoor storage.~~
- ~~3. Home occupations and limited home business, subject to the provisions of EMC 18.100.070, Home business, and EMC 18.100.080, Limited home businesses.~~
- ~~4. Minor service and repair of a vehicle owned by a resident or a relative of a resident of the site on which the activity is performed, where the activity is not performed for pay or the exchange of goods or services, and subject to the provision of EMC 18.100.010, Accessory residential vehicle service and repair standards.~~
- ~~5. Hobbyist crops or flower gardens that are noncommercial and serve one or more neighborhood homes on an informal, cooperative basis, as distinguished from open space/recreation uses.~~
- ~~6. Civic use types (“pea patch” or community gardens). May include private, on-site composting facility with less than 10 cubic yards capacity.~~
- ~~7. On-site underground heating oil storage tanks to serve a residential use.~~
- ~~8. Antennas and satellite dishes for private telecommunications services, subject to specific standards, including siting criteria, set forth in EMC 18.100.110, Personal wireless communications facilities.~~
- ~~9. Decks and patios.~~
- ~~10. Noncommercial recreational facilities and areas, indoor and outdoor, including swimming pools and tennis courts, for exclusive use by residents and guests.~~
- ~~11. Retaining walls, freestanding walls, and fences.~~

B. Civic Accessory.

- ~~1. Administrative and professional offices (Level 1).~~
- ~~2. Eating and drinking establishment (Level 1/2).~~
- ~~3. Storage buildings and outdoor storage, subject to the provisions of EMC 18.90.120, Outdoor storage, for maintenance equipment and goods utilized in the primary use.~~
- ~~4. Antennas and satellite dishes for private telecommunications services, subject to specific standards, including siting criteria, set forth in EMC 18.100.110, Personal wireless communications facilities.~~
- ~~5. Facilities used in on-site grounds maintenance.~~
- ~~6. Retaining walls, freestanding walls, and fences.~~

~~7. Community and cultural services (Level 1/2), in conjunction with a recreation use type.~~

~~8. Amusement and recreation (Level 1), in conjunction with a recreation use type.~~

~~9. Lodging (Level 2), in conjunction with an open space/recreation use type.~~

~~10. Electric vehicle infrastructure including battery charging stations, rapid charging stations, and battery exchange stations.~~

~~C. Commercial Accessory.~~

~~1. Administrative and professional offices (Level 1).~~

~~2. Eating and drinking establishment (Level 1/2).~~

~~3. Outdoor storage, subject to the provisions of EMC 18.90.120, Outdoor storage.~~

~~4. Antennas and satellite dishes for private telecommunications services, subject to specific standards, including siting criteria, set forth in EMC 18.100.110, Personal wireless communications facilities.~~

~~5. Facilities used in on-site grounds maintenance.~~

~~6. Retaining walls, freestanding walls, and fences.~~

~~7. Electric vehicle infrastructure including battery charging stations, rapid charging stations, and battery exchange stations.~~

~~D. Industrial Accessory.~~

~~1. Administrative and professional offices (Level 1).~~

~~2. Eating and drinking establishment (Level 1/2).~~

~~3. Outdoor storage, subject to the provisions of EMC 18.90.120, Outdoor storage.~~

~~4. Antennas and satellite dishes for private telecommunications services, subject to specific standards, including siting criteria, set forth in EMC 18.100.110, Personal wireless communications facilities.~~

~~5. Incidental hazardous materials storage or use, subject to applicable federal and state regulations.~~

~~6. Facilities used in on-site grounds maintenance.~~

~~7. Retaining walls, freestanding walls, and fences.~~

~~8. Electric vehicle infrastructure including battery charging stations, rapid charging stations, and battery exchange stations.~~

~~E. Agricultural Accessory.~~

~~1. Outdoor storage, subject to the provisions of EMC 18.90.120, Outdoor storage.~~

~~2. Incidental hazardous materials storage or use, limited to agricultural chemicals, subject to applicable federal and state regulations.~~

~~3. Retaining walls, freestanding walls, and fences.~~

~~4. Barns. (Ord. 16-463 § 5 (Exh. A); Ord. 08-305 § 3; Ord. 03-203 § 1).~~

~~-~~

18.70.050 Land Use Table

~~Table 1: Chapter 18.70 EMC, Land Use Table Land Use Types and Levels Use Table~~

ZONE	SF-2	SF-3	SF-5	MR-1	MR-2	I	P
AGRICULTURAL USE CATEGORY							
A. Agricultural Sales	-	-	-	-	-	-	-
Level 1: — Agricultural sales of goods produced on individual farms located within the city. The retail outlet, such as vegetable stands, shall not exceed 1,000 gross sq. ft.	P	P	P	P	P	P	-
Level 2: — Agricultural sales uses, which involve the sale of goods such as produce, shrubbery, plants, eggs, wine, and dairy products in a farmer's market format with a building footprint up to 5,000 gross sq. ft. Examples include produce stands, horticultural nurseries, and wineries.	A	A	A	A	A	-	-
Level 3: — Agricultural sales uses, which provide feed, grain, fertilizers, and small farming equipment sales and service. Examples include feed and grain stores with a building footprint up to 5,000 gross sq. ft.	-	-	-	-	-	-	-
B. Agricultural Services	-	-	-	-	-	-	-
C. Animal Production, Boarding, and Slaughtering	-	-	-	-	-	-	-
Level 1: — Uses that involve the commercial raising or boarding and training of animals or production of animal products, such as eggs or dairy products produced on site, on an agricultural or commercial basis, but excluding the slaughtering and processing of animals raised outside of the community. Examples include grazing, ranching, dairy farming, commercial stables, riding academies, and breeding and boarding facilities.	P	P	P	P	P	-	-
Level 2: — Breeding and boarding facilities for a combination of six cats and dogs.	P	P	P	P	P	-	-
D. Crop Production	-	-	-	-	-	-	-
Level 1: — The family farm or "hobby farm" of less than two acres in size where crop production uses involve the raising, harvesting and storage of row crops, field crops, or tree crops on an agricultural or commercial basis in a building not exceeding 1,000 sq. ft.	P	P	P	P	P	P	-
Level 2: — The family farm of more than two acres in size where crop production uses involve the raising, harvesting and storage of row crops, field crops, or tree crops on an agricultural or commercial basis in a building not exceeding 5,000 sq. ft.	P	P	P	P	P	P	-
Level 3: — Crop production uses which involve the primary processing, packaging, and storage of agricultural products in a building not exceeding 30,000 sq. ft.	-	-	-	-	-	A	-
E. Fish Hatcheries and Aquaculture	C	C	-	-	-	-	-
F. Forestry	-	-	-	-	-	-	-
RESIDENTIAL USES							
A. Detached Dwelling	P	P	P	P	P	-	-

The Edgewood Municipal Code is current through Ordinance 20-0571, passed January 28, 2020.

ZONE	SF-2	SF-3	SF-5	MR-1	MR-2	I	P
B. Manufactured Home	P	P	P	P	P	-	-
C. Modular Home	P	P	P	P	P	-	-
D. Attached Dwelling	-	-	-	-	-	-	-
Level 1: — Duplex, two horizontally attached residential structures.	-	-	P	P	P	-	-
Level 2: — Townhouses, three or more horizontally attached residential structures.	-	-	P	P	P	-	-
E. Multifamily Dwelling	-	-	-	-	-	-	-
Type 1: — Multifamily dwelling structures.	-	-	-	-	-	-	-
Level 1: — Multifamily dwelling up to 6,000 sq. ft.	-	-	-	P	P	-	-
Level 2: — Multifamily dwelling up to 12,000 sq. ft.	-	-	-	P	P	-	-
Type 2: — Multifamily dwelling within mixed residential/commercial structures.	-	-	-	-	-	-	-
Level 1: — Multifamily dwelling up to 5,000 sq. ft.	-	-	-	-	-	-	-
Level 2: — Multifamily dwelling up to 10,000 sq. ft.	-	-	-	-	-	-	-
Level 3: — Multifamily dwelling up to 20,000 sq. ft.	-	-	-	-	-	-	-
F. Group Home	-	-	-	-	-	-	-
Type I: — Publicly or privately operated living accommodations for related or unrelated individuals such as state licensed foster homes and group homes for children; group homes for disabled individuals; group homes for those in recovery from alcohol or substance dependence as defined in RCW 70.128.010; boarding homes as defined in RCW 18.20.020; and private establishments as defined in RCW 71.12.455 with a maximum of seven residents, including resident staff.	P	P	P	P	P	-	-
Type II: — Publicly or privately operated living accommodations for juveniles under the jurisdiction of the criminal justice system with a maximum of eight residents, including resident staff.	-	-	-	-	-	-	-
Type III: — Publicly or privately operated living accommodations for adults under the jurisdiction of the criminal justice system who have entered a pre- or post-charging diversion program or have been selected to participate in state operated work/training release or other similar programs as provided in Chapters 137-56 and 137-57 WAC.	-	-	-	-	-	-	-
G. Hospice Care Center	-	-	-	C	C	-	-
H. Nursing Home	-	-	-	-	-	-	-
I. Assisted Living Facilities	-	-	-	C	C	-	-

ZONE	SF-2	SF-3	SF-5	MR-1	MR-2	I	P
J. Senior Housing	-	-	-	P	P	-	-
K. Caretaker Home	-	-	-	-	-	-	-
CIVIC USE							
A. Administrative Government Facilities and Services	-	-	-	-	-	-	-
Level 1: — Uses that serve primarily the neighborhood in which they are located and do not exceed 2,000 sq. ft. of floor area.	-	-	-	A	A	-	A
Level 2: — Uses that serve primarily a neighborhood or group of neighborhoods in which they are located and do not exceed 5,000 sq. ft. of floor area.	-	-	-	-	A	-	A
Level 3: — Uses that serve primarily a city-wide or regional area up to 20,000 sq. ft. of floor area.	-	-	-	-	-	-	A
B. Daycare Facilities	-	-	-	-	-	-	-
Level 1: — Home-based daycare for six or fewer children or adults.	P	P	P	P	P	-	-
Level 2: — Home-based daycare from seven to 12 children or adults.	A	A	A	A	P	-	-
Level 3: — Daycare centers for more than 12 children or adults.	C	C	C	C	C	-	-
C. Community and Cultural Services	-	-	-	-	-	-	-
Level 1: — Establishments which serve primarily the immediate neighborhood in which they are located and do not exceed 3,000 gross sq. ft. of floor space.	A	A	A	P	P	-	-
Level 2: — Establishments which generally serve more than one neighborhood with a gross floor area between 3,000 to 10,000 sq. ft.	-	-	-	-	-	-	-
Level 3: — Establishments which serve a city-wide or regional area or have more than 10,000 sq. ft. of floor area.	-	-	-	-	-	-	-
D. Education	-	-	-	-	-	-	-
Level 1: — Primary educational facilities such as kindergarten, and elementary schools.	C	C	C	C	C	-	C
Level 2: — Secondary educational facilities such as middle, junior high schools and high schools.	C	C	C	C	C	-	C
Level 3: — Higher educational facilities such as community colleges, trade schools, colleges or universities.	-	-	-	-	-	C	-
E. Health Services	-	-	-	-	A	P	C
F. Postal Services	-	-	-	-	-	-	-

ZONE>--	SF-2	SF-3	SF-5	MR-1	MR-2	I	P
Level 1: — Postal facilities serving neighborhoods, such as contract stations or branch offices. A contract station post office means a privately operated, limited service postal facility carried on as adjunct to a principal business or use. A branch post office means a government-operated subdivision of a main post office serving as a base for one or more carrier routes and providing customer postal service.	-	-	-	-	P	-	C
Level 2: — Central or main postal facilities which process mail and provide full customer services.	-	-	-	-	P	-	C
Level 3: — Terminal postal processing facilities which provide no or limited customer services.	-	-	-	-	-	C	-
G. Open Space/Recreation--	-	-	-	-	-	-	-
Level 1: — Natural open space and passive recreation. This level includes protected open space areas in a natural state, together with low impact passive recreational facilities including single-track hiking trails, beaches, viewing areas, interpretive signage, and fences.	P	P	P	P	P	A	P
Level 2: — Neighborhood scale active recreation and limited accessory structures. This level includes parks and playgrounds three acres or less in size. Mini or pocket parks.	P	P	P	P	P	-	P
Level 3: — Parks and playgrounds from three to 10 acres in size; multi-use linear trails; sports fields with seating for 400 spectators; swimming pools for community or regional use; public and private outdoor recreational facilities such as golf courses, equestrian clubs, and marinas; and arboretums and community gardens more than two acres in size.	A	A	-	-	-	-	P
Level 4: — Community parks and playgrounds from 10 to 20 acres in size, stadiums, and regional recreational facilities.	A	A	-	-	-	-	P
Level 5: — Community/regional parks and recreational facilities generally over 20 acres in size, stadiums and regional recreational facilities.	C	C	-	-	-	-	P
H. Religious Assembly--	-	-	-	-	-	-	-
Level 1: — Religious assembly up to 5,000 sq. ft.	P	P	P	P	P	-	-
Level 2: — Religious assembly up to 10,000 sq. ft.	P	P	P	P	P	-	-
Level 3: — Religious assembly up to 20,000 sq. ft.	P	P	P	A	A	-	-
Level 4: — Religious assembly up to 30,000 sq. ft.	A	A	A	A	A	-	-
Level 5: — Religious assembly up to 40,000 sq. ft.	C	C	C	A	A	-	-
I. Safety Services and Animal Control--	-	-	-	-	-	-	-
Level 1: — Safety services such as police and fire/medical aid stations, including private ambulance service.	PF	PF	PF	P	P	P	P
Level 2: — Animal control services, such as animal shelter or Humane Society facilities.	-	-	-	-	-	P	-
J. Transportation--	-	-	-	-	-	-	-
Level 1: — Transportation uses serving neighborhoods such as bus shelters on major or secondary arterial streets.	A	A	A	A	A	A	A

ZONE>	SF-2	SF-3	SF-5	MR-1	MR-2	I	P
Level 2: — Park and ride lots not exceeding 40 parking spaces.	-	-	-	-	-	A	-
Level 3: — Transportation uses serving communities and regions, such as passenger rail stations, parking facilities, school bus yards, bus barns, bus stations, and park and ride lots over 40 parking spaces.	-	-	-	-	-	-	-
Level 4: — Commercial parking lots and structures (short-term automobile).	-	-	-	-	-	E	-
K. Utility or Public Maintenance Facilities	-	-	-	-	-	-	-
Level 1: — Indoor maintenance and storage facility not exceeding 3,000 gross sq. ft. of floor space such as water or sewer pump stations. Outdoor storage of equipment, materials, or vehicles and vehicle maintenance is prohibited.	PF	PF	PF	PF	PF	P	PF
Level 2: — Indoor maintenance and storage facility not exceeding 5,000 gross sq. ft. of floor space with outdoor storage not exceeding 2,000 gross sq. ft.	-	-	-	-	-	P	PF
L. Social Services	A	A	A	A	A	A	A
UTILITIES USE CATEGORY							
A. Communication Facilities	-	-	-	-	-	-	-
Level 1: — Local cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus (not including antenna, wireless telecommunication facilities, structures, or private antenna and satellite dishes).	P	P	P	P	P	P	P
Level 2: — Regional cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus (not including antenna or wireless facilities).	A	A	A	A	A	A	A
Level 3: — Wireless telecommunication facilities (see EMC 18.100.110).	-	-	-	-	-	E	E
B. Electrical Facilities	-	-	-	-	-	-	-
Level 1: — Local distribution lines.	P	P	P	P	P	P	P
Level 2: — Sub and switching equipment.	A	A	A	A	A	A	A
Level 3: — Industrial or regional distribution lines and associated sub and switching stations.	PF	PF	PF	-	-	PF	PF
C. Natural Gas Facilities	P	P	P	P	P	P	P
D. Organic Waste Processing Facilities	-	-	-	-	-	E	-
E. Sanitary Sewage Collection Facilities	-	-	P	P	P	P	P
F. Stormwater Facilities	-	-	-	-	-	-	-
Level 1: — Stormwater collection and local conveyance systems.	P	P	P	P	P	P	P

The Edgewood Municipal Code is current through Ordinance 20-0571, passed January 28, 2020.

ZONE>	SF-2	SF-3	SF-5	MR-1	MR-2	I	P
Level 2: — Neighborhood detention/retention ponds, facilities, and constructed wetlands.	C	C	C	C	C	C	C
Level 3: — Stormwater pond facilities that are also developed to allow uses such as parks, recreational, educational and research structures and activities, known as stormwater multiple use facilities.	C	C	C	C	C	C	C
H. Waste/Recycle Transfer Facilities	-	-	-	-	-	-	-
Level 1: — Recycling collection sites serving a single neighborhood. Recycling collection site means a site with collection boxes or other containerized storage where citizens can leave materials for recycling.	-	-	-	-	-	A	A
Level 2: — “Drop-box transfer station” means a solid waste facility needing a solid waste permit which is used for placement of a detachable container including the area adjacent for necessary entrance and exit roads, unloading and turn-around areas. The facility normally serves the general public with loose loads and receives waste from off site.	-	-	-	-	-	C	-
I. Water Supply Facilities	-	-	-	-	-	-	-
Level 1: — Local distribution systems, wellheads, pump stations, water purification not exceeding 2,000 sq. ft. of building area.	A	A	A	A	A	A	A
Level 2: — Water purification and water storage facilities exceeding 2,000 sq. ft. of building area.	PF	PF	PF	PF	PF	PF	PF
Level 3: — Chemical storage, handling, and usage in a water supply facility.	PF	PF	PF	PF	PF	PF	PF
ESSENTIAL PUBLIC FACILITIES CATEGORY							
OFFICE/BUSINESS USE CATEGORY							
A. Administrative and Professional Offices	-	-	-	-	-	-	-
Level 1: — Single story office building with a gross floor area not exceeding 5,000 sq. ft.	-	-	-	-	-	P	P
Level 2: — Single story office building with a gross floor area from 5,000 up to 15,000 sq. ft.	-	-	-	-	-	P	P
Level 3: — Two story office building with a footprint up to 15,000 sq. ft.	-	-	-	-	-	P	P
B. Private Training School	-	-	-	-	-	-	-
Level 1: — Establishments with a gross floor area not exceeding 5,000 sq. ft.	-	-	-	-	-	P	-
Level 2: — Establishments with a maximum 10,000 gross sq. ft. of floor area without outdoor facilities.	-	-	-	-	-	P	-
COMMERCIAL USE CATEGORY							
A. Sexually Oriented Business	-	-	-	-	-	-	-
B. Amusement and Recreation	-	-	-	-	-	-	-
Level 1: — Indoor facilities not exceeding 5,000 gross sq. ft. of total floor area and/or outdoor facilities with a gross lot area not exceeding 35,000 sq. ft.	-	-	-	-	-	A	C

The Edgewood Municipal Code is current through Ordinance 20-0571, passed January 28, 2020.

ZONE>-	SF-2	SF-3	SF-5	MR-1	MR-2	I	P
Level 2: — Indoor facilities with a gross floor area between 5,000 and 30,000 sq. ft. with a gross lot area not exceeding two acres.—	-	-	-	-	-	A	C
C. Funeral Services—	-	-	-	-	-	-	-
Level 1: — Mortuaries, including affiliated funeral chapels and offices.—	-	-	-	-	-	A	-
Level 2: — Cemeteries, including affiliated mausoleums, funeral chapels, and offices.—	C	-	-	-	-	-	C
D. Building Materials, Garden Supplies, Hardware, Plumbing, and Electrical—	-	-	-	-	-	-	-
Level 1: — Establishments primarily engaged in retail sales. Utilization of outdoor areas for retail display and storage may occur as an accessory use. The combination of gross total floor area and outdoor storage and display area is less than 10,000 sq. ft.—	-	-	-	-	-	P	-
Level 2: — Establishments primarily engaged in retail sales. Utilization of outdoor areas for retail display and storage may occur as an accessory use. Single story with 15,000 sq. ft. gross total floor area and 20,000 sq. ft. uncovered outdoor storage and display.—	-	-	-	-	-	P	-
Level 3: — Establishments primarily engaged in retail sales with two stories with a building footprint of 15,000 sq. ft. and 40,000 sq. ft. of uncovered outdoor storage and display.—	-	-	-	-	-	P	-
E. Bulk Fuel Dealers—	-	-	-	-	-	P	-
F. Business Services—	-	-	-	-	-	P	-
G. Buy Back Recycling Center—	-	-	-	-	-	P	-
H. Eating and Drinking Establishment—	-	-	-	-	-	-	-
Level 1: — Establishments selling pre-prepared food and/or beverages, or food and/or beverages made to order, less than 2,000 sq. ft. in gross floor area, which is not intended to be consumed on the premises, including facilities strictly accessed by motor vehicle.—	-	-	-	-	-	P	P
Level 2: — Establishments selling food and/or beverages, less than 4,000 sq. ft. in gross floor area, made to order which is intended to be consumed on the premises or which may, at the customer's option, be taken away, which may include a drive up option.—	-	-	-	-	-	P	-
Level 3: — Establishments selling food and/or beverages, less than 6,000 sq. ft. in gross floor area, made to order which is intended to be consumed on the premises or which may, at the customer's option, be taken away, which may include a drive up option.—	-	-	-	-	-	P	-
Level 4: — Establishments with live or active entertainment including, but not limited to, bands, dancing, disc jockeys, or performances, which are less than 8,000 sq. ft. of gross floor area.—	-	-	-	-	-	A	-
I. Food Stores—	-	-	-	-	-	-	-
Level 1: — Gross floor area up to 5,000 sq. ft.—	-	-	-	-	-	P	-
Level 2: — Gross floor area between 5,000 and 10,000 sq. ft.—	-	-	-	-	-	-	-
Level 3: — Gross floor area between 10,000 and 20,000 sq. ft.—	-	-	-	-	-	-	-
Level 4: — Gross floor area between 20,000 and 30,000 sq. ft.—	-	-	-	-	-	-	-

ZONE>	SF-2	SF-3	SF-5	MR-1	MR-2	I	P
Level 5: — Gross floor area up to 40,000 sq. ft.	-	-	-	-	-	-	-
J. Garden Centers	-	-	-	-	-	-	-
Level 1: — Establishments primarily engaged in retail sales. The combination of gross total floor area and outdoor storage and display area is less than 15,000 sq. ft. Utilization of outdoor areas for retail display and storage may occur as an accessory use.	-	-	-	-	-	-	-
Level 2: — Establishments primarily engaged in retail sales stores with a building footprint of 18,000 sq. ft. and 60,000 sq. ft. of uncovered outdoor storage and display.	-	-	-	-	-	-	-
K. Lodging	-	-	-	-	-	-	-
Level 1: — Bed and breakfast means a single structure, small scale temporary lodging, not exceeding four rental rooms, which provides a single meal and where the proprietors of the service reside in the structure.	A	A	-	P	P	-	-
Level 2: — Hotels and motels containing a single building or a group of detached or semi-detached buildings with a maximum 40,000 sq. ft. This use type contains guest rooms or self-contained suites, with parking provided on the site for the use of those staying in the rooms or suites, which are designed and used for the accommodation of transient travelers for a period not to exceed 30 days.	-	-	-	-	-	P	-
L. Motor Vehicle Service and Repair	-	-	-	-	-	-	-
Level 1: — Gasoline service stations with/without accessory automobile repair and convenience shopping, and car wash with a one-car capacity with no outdoor storage up to 5,000 sq. ft. gross floor area.	-	-	-	-	-	-	-
Level 2: — Automotive repair shops, car wash, auto detailing, and vehicle storage up to 10,000 gross sq. ft. Vehicle storage is limited to vehicles under repair and shall not include impound vehicle storage. Typical uses include general repair shops, transmission and engine rebuild shops, muffler shops, glass repair shops, truck-bed liner shops, automobile upholstery services, car washes, detailing, and lube/oil shops.	-	-	-	-	-	P	-
Level 3: — Auto body repair, vehicle painting subject to state air quality standards up to 10,000 gross sq. ft.	-	-	-	-	-	P	-
M. Motor Vehicle and Construction Equipment Rental	-	-	-	-	-	-	-
Level 1: — On-site lease, or rental of automobiles, trucks not exceeding three tons of vehicle weight, self-moving single-axle trucks, motorcycles, recreational vehicles, boats, and garden/home improvement equipment.	-	-	-	-	-	P	-
Level 2: — On-site lease, charter, or rental of commercial trucks, buses, construction equipment, and heavy equipment.	-	-	-	-	-	P	-
N. Personal Services	-	-	-	-	-	-	-
Level 1: — Establishments whose gross floor area does not exceed 2,500 sq. ft. and does not involve outdoor storage of vehicles.	-	-	-	-	-	C	-
Level 2: — Establishments whose gross floor area is up to 5,000 sq. ft.	-	-	-	-	-	P	-
O. Storage	-	-	-	-	-	P	-
P. Pet Sales and Services	-	-	-	-	-	-	-

ZONE>—	SF-2	SF-3	SF-5	MR-1	MR-2	I	P
Level 1: — Completely indoor rental and service establishments, with or without accessory kennels, with less than 2,500 gross sq. ft. in floor area.	—	—	—	—	—	A	—
Level 2: — Retail and service establishments, with or without accessory kennels, up to 5,000 gross sq. ft. in floor area.	—	—	—	—	—	A	—
Q. Rental and Repair Services	—	—	—	—	—	—	—
Level 1: — Rental and repair services not exceeding 5,000 gross sq. ft. of floor area with no outdoor storage.	—	—	—	—	—	P	—
Level 2: — Rental and repair services not exceeding 5,000 gross sq. ft. of floor area with up to 1,000 sq. ft. of outdoor storage.	—	—	—	—	—	P	—
R. Sales of General Merchandise	—	—	—	—	—	—	—
Level 1: — Establishments primarily engaged in retail sales activities with a gross floor area up to 5,000 sq. ft.	—	—	—	—	—	P	—
Level 2: — Establishments primarily engaged in retail sales activities with a gross floor area over 5,000 and up to 10,000 sq. ft.	—	—	—	—	—	P	—
Level 3: — Establishments primarily engaged in retail sales activities with a gross floor area over 10,000 and up to 20,000 sq. ft.	—	—	—	—	—	P	—
Level 4: — Establishments primarily engaged in retail sales activities with a gross floor area over 20,000 up to 30,000 sq. ft.	—	—	—	—	—	P	—
S. Sale of Secondhand Property	—	—	—	—	—	—	—
Level 1: — “Yard sale” means and includes all sales entitled “garage sale,” “lawn sale,” “attic sale,” “rummage sale” or “estate sale.”	P	P	P	P	P	—	—
Level 2: — Antique, military surplus, used book, used clothing, used furniture and appliances, used jewelry and valuable coins, and valuable collectibles sales by secondhand dealers up to 5,000 gross sq. ft.	—	—	—	—	—	P	—
Level 3: — Miscellaneous sales and flea markets. “Flea market” means and includes, but is not limited to, arrangements whereby a person or persons sell, lease, rent, offer or donate to one or more persons a place or area where such persons may offer or display secondhand or junk items.	—	—	—	—	—	—	—
INDUSTRIAL USE CATEGORY							
A. Manufacturing and Major Assembly	—	—	—	—	—	—	—
B. Limited Manufacturing/Assembly	—	—	—	—	—	—	—
Level 1: — Indoor manufacturing and assembly not exceeding 5,000 gross sq. ft. of floor space and/or outside storage not exceeding 5,000 gross sq. ft.	—	—	—	—	—	P	—
Level 2: — Indoor manufacturing and assembly with a gross floor area up to 10,000 sq. ft. and/or outside storage not exceeding 6,000 gross sq. ft.	—	—	—	—	—	P	—
Level 3: — Indoor manufacturing and assembly with a gross floor area up to 20,000 sq. ft. and/or outside storage not exceeding 9,000 gross sq. ft.	—	—	—	—	—	P	—
Level 4: — Indoor manufacturing and assembly with a gross floor area up to 30,000 sq. ft. and/or outside storage not exceeding 12,000 gross sq. ft.	—	—	—	—	—	P	—

ZONE>-	SF-2	SF-3	SF-5	MR-1	MR-2	I	P
C. Food and Related Products-	-	-	-	-	-	-	-
Level 1: — Breweries and wineries (excluding microbreweries in association with an eating and drinking establishment).-	-	-	-	-	-	P	-
Level 2: — All other uses in this use type.-	-	-	-	-	-	P	-
D. Industrial Services-	-	-	-	-	-	P	-
E. Printing, Publishing and Related Industries-	-	-	-	-	-	-	-
Level 1: — Not exceeding 5,000 gross sq. ft. of floor space.-	-	-	-	-	-	P	-
Level 2: — With a gross floor area up to 10,000 sq. ft.	-	-	-	-	-	P	-
Level 3: — With a gross floor area up to 20,000 sq. ft.	-	-	-	-	-	P	-
Level 4: — With a gross floor area up to 30,000 sq. ft.	-	-	-	-	-	P	-
F. Warehousing, Distribution and Freight Movement-	-	-	-	-	-	-	-
Level 1: — Indoor facilities not exceeding 5,000 gross sq. ft.	-	-	-	-	-	P	-
Level 2: — Indoor facilities with a gross floor area not exceeding 30,000 sq. ft. and/or outside storage exceeding 9,000 gross sq. ft.	-	-	-	-	-	P	-
G. Contractor Yards-	-	-	-	-	-	P	-
H. Motion Picture/Television and Radio Production Studios-	-	-	-	-	-	P	-
I. Research, Development, and Laboratories-	-	-	-	-	-	-	-
Level 1: — Indoor facilities with a gross floor area up to 5,000 sq. ft.	-	-	-	-	-	P	-
Level 2: — Indoor facilities with a gross floor area up to 10,000 sq. ft.	-	-	-	-	-	P	-
Level 3: — Indoor facilities with a gross floor area up to 20,000 sq. ft.	-	-	-	-	-	P	-
Level 4: — Indoor facilities with a gross floor area up to 30,000 sq. ft.	-	-	-	-	-	P	-
J. Mineral Extraction-	-	-	-	-	-	-	-

1. A blank cell indicates that the use type is not allowed in the zone listed at the top of the column.
2. A "P" indicates that the use type is permitted outright in the zone listed at the top of the column.
3. An "A" indicates that the use type is permitted subject to the administrative use provisions specified in EMC 18.50.030, Administrative use permit.

ZONE	SF-2	SF-3	SF-5	MR-1	MR-2	I	P
4. A "C" indicates that the use type is permitted subject to the conditional use provisions specified in EMC 18.50.040, Conditional use. 5. A "PF" indicates that the use type is a public facility and is permitted subject to the conditional use provisions specified in EMC 18.50.040, Conditional use.							

(Ord. 11-359 § 8 (Exh. E); Ord. 08-305 § 3; Ord. 03-203 § 1).

Summary of Land Uses Table	NAICS Code	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
-------------------------------	---------------	-----------------	-----------------	-----------------	---------------------	---------------------	-----------------------	-------------	------------	---------------	------------	--------	-------

Residential													
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	NAICS Code	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1 & 6
Accessory		-	-	-	-	-	-	-	-	-	-	-	-
Accessory Dwelling Unit (ADU), Attached	Special	✓	✓	✓	✓	✓	✓	=	=	=	=	=	See EMC Section 18.90.190 for ADU requirements for both attached and detached (backyard cottage) ADUs.
ADU, Detached [Backyard Cottage]	Special	✓	✓	✓	✓	✓	✓	AUP	AUP	=	=	=	Detached ADU allowed secondarily in TC and C zones only when paired with Townhouse use.
Caretaker Residence	Special	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	=	=	-
Single-Family		-	-	-	-	-	-	-	-	-	-	-	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Detached Dwelling</u>	<u>Special</u>	✓	✓	✓	✓	✓	✓	=	=	=	=	=	-
<u>Cottage Court</u>	<u>Special</u>	=	✓	✓	✓	✓	✓	=	=	=	=	=	-
<u>Multi-Family</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>Duplex: Side by Side</u>	<u>Special</u>	=	✓	✓	✓	✓	✓	=	=	=	=	=	-
<u>Duplex: Back to Back</u>	<u>Special</u>	=	✓	✓	✓	✓	✓	=	=	=	=	=	-
<u>Duplex: Top and Bottom</u>	<u>Special</u>	=	✓	✓	✓	✓	✓	=	=	=	=	=	-
<u>Attached Dwelling</u>	<u>Special</u>	=	✓	✓	✓	✓	✓	=	=	=	=	=	-
<u>Multi-Plex</u>	<u>Special</u>	=	=	=	✓	✓	✓	=	=	=	=	=	-
<u>Townhouse</u>	<u>Special</u>	=	=	=	✓	✓	✓	✓	✓	=	=	=	-
<u>Apartment</u>	<u>Special</u>	=	=	=	=	=	✓	✓	✓	✓	=	=	-
<u>Other</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>Adult Family Home</u>	<u>623990, part</u>	✓	✓	✓	✓	✓	✓	✓	✓	✓	=	=	<u>In accordance with RCW 70.128.010(1), as amended</u>
<u>Nursing and Residential Care Facilities</u>	<u>6231 & 6232</u>	=	=	=	=	<u>CUP</u>	✓	✓	✓	✓	=	=	-
<u>Assisted Living Facilities</u>	<u>6233</u>	=	=	=	<u>CUP</u>	<u>CUP</u>	✓	✓	✓	✓	=	=	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Live/Work Unit</u>	<u>Special</u>	☐	☐	☐	☐	☐	✓	✓	✓	✓	☐	☐	-

<u>Agriculture and Resource (Sector 11-21)</u>		-	-	-	-	-	-	-	-	-	-	-	-
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1 & 6</u>
<u>Family Farm</u>	<u>111 & Special</u>	✓	✓	<u>AUP</u>	☐	☐	☐	☐	☐	☐	✓	✓	<u>Activities must be performed on parcels larger than two (2) acres in size, unless in the SF2 or SF3 zone.</u>
<u>Agricultural Sales</u>	<u>454390, part</u>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<u>Activities permitted in all districts, but always require TUP and must comply with EMC 18.50.070.</u>
<u>Crop Production</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>Marijuana Production</u>	<u>111, special</u>	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	<u>See Condition 2</u>
<u>Crop Production, All Other</u>	<u>111</u>	✓	✓	<u>AUP</u>	☐	☐	☐	☐	☐	☐	✓	✓	-
<u>Animal Production and Aquaculture</u>		-	-	-	-	-	-	-	-	-	-	-	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Hog and Pig Farming</u>	<u>112210</u>	..	..	..	..	..	..	..	..	..	..	..	-
<u>Cattle Feedlots</u>	<u>112112</u>	<u>CUP</u>	..	..	..	..	..	..	..	..	..	..	-
<u>Animal Production and Aquaculture, All Other</u>	<u>112 except 112210; 112112; 112511, part</u>	✓	<u>CUP</u>	..	..	..	..	..	..	..	✓	<u>CUP</u>	-
<u>Mining, Quarrying, and Oil and Gas Extraction</u>	<u>21</u>	..	..	..	..	..	..	..	..	..	..	..	<u>Unless otherwise authorized or permitted by the State where City of Edgewood is preempted from regulating</u>

<u>Utilities (Sector 22)</u>	- - - - - - - - - - - - -												
✓ – Permitted Use <u>CUP – Use may be approved via CUP</u> - – Prohibited Use A – Approval Requires AUP	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>
<u>Electric Power Generation</u>	<u>22111</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	..	..	..	..	<u>CUP</u>	<u>CUP</u>	<u>Not applicable to small-scale, independent residential units or single-building power supply units</u>
<u>Potable Water Treatment</u>	<u>221310, part</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	..	..	..	..	<u>CUP</u>	<u>CUP</u>	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Sewage Collection or Treatment Facility</u>	<u>221320, parts</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	-	-	-	-	<u>CUP</u>	<u>CUP</u>	-
<u>Wireless Communication Facilities</u>	<u>517312; 517919, part</u>	<u>See Note</u>											<u>Activities subject to Edgewood Ordinance No. 18-0526 and any successors, as modified (EMC 18.100.110)</u>

<u>Manufacturing (Sector 31-33)</u>	-												
<u>✓ – Permitted Use</u> <u>CUP – Use may be approved via CUP</u> <u>- – Prohibited Use A – Approval Requires AUP</u>	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>
<u>Animal Slaughtering and Processing</u>	<u>3116</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>Marijuana Processing</u>	<u>Special</u>	-	-	-	-	-	-	-	-	-	-	-	<u>See Condition 2</u>
<u>Manufacturing, Craft</u>	<u>Special</u>	-	-	-	-	-	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>✓</u>	-	-
<u>Manufacturing, Light</u>	<u>23, part; 311 except 3116; 312; 313; 314;</u>	-	-	-	-	-	-	-	<u>CUP</u>	<u>CUP</u>	<u>✓</u>	-	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
	<u>315; 316; 337</u>												
<u>Manufacturing, Heavy</u>	<u>23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339</u>	-	-	-	-	-	-	-	-	-	<u>CUP</u>	-	-

<u>Wholesale & Retail Trade (Sector 42, 44-45)</u>	-												
<u>✓ – Permitted Use</u> <u>CUP – Use may be approved via CUP</u> <u>- – Prohibited Use A – Approval Requires AUP</u>	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>
<u>Wholesale Trade</u>	<u>423, 424, & 425</u>	-	-	-	-	-	-	-	<u>CUP</u>	<u>AUP</u>	✓	-	-
<u>Retail Trade</u>	-												
<u>Automobile and Other Motor Vehicle Dealers</u>	<u>4411 & 4412</u>	-	-	-	-	-	-	-	<u>CUP</u>	<u>AUP</u>	<u>AUP</u>	-	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Gasoline Stations</u>	<u>447</u>	-	-	-	-	-	<u>CUP</u>	<u>CUP</u>	<u>AUP</u>	✓	✓	-	-
<u>Pet and Pet Supplies Stores</u>	<u>453910</u>	-	-	-	-	-	<u>AUP</u>	✓	✓	✓	✓	-	-
<u>Fuel Dealers</u>	<u>454310</u>	-	-	-	-	-	-	-	<u>CUP</u>	<u>CUP</u>	✓	-	-
<u>Marijuana Retailers</u>	<u>453998, part</u>	-	-	-	-	-	-	-	-	-	-	-	<u>See Condition 2</u>
<u>Sexually-Oriented Retail Businesses</u>	<u>Special</u>	-	-	-	-	-	-	-	-	<u>CUP</u>	-	-	<u>Per Ord. 11-0356, 13-0410, 14-0425, 17-0502, and regulations regarding cannabis in RCW 69.51A or I-502</u> <u>Subject to standards provided in EMC 18.100.100</u>
<u>Retail Trade, All Other</u>	<u>All Other 44 & 45</u>	-	-	-	-	-	✓	✓	✓	✓	✓	<u>CUP</u>	-

<u>Transportation & Warehousing (Sector 48-49)</u>		-	-	-	-	-	-	-	-	-	-	-	-
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>
<u>Transportation</u>	-	-	-	-	-	-	-	-	-	-	-	-	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Pipeline Transportation</u>	<u>486</u>	<u>See Note</u>											<u>Activities must follow City of Edgewood permitting requirements and are subject to Condition 3</u>
<u>Transportation, All Other</u>	<u>48 except 486</u>	<u>See Note</u>											<u>See Condition 4</u>
<u>Warehousing and Storage</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>Mini-Warehouses and Self-Storage Units</u>	<u>53113</u>	-	-	-	-	-	-	-	<u>CUP</u>	✓	✓	-	-
<u>Warehousing and Storage, All Other</u>		-	-	-	-	-	-	-	-	<u>CUP</u>	✓	-	-

<u>Business & Professional Services (Sector 51-56)</u>		-	-	-	-	-	-	-	-	-	-	-	-
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>
<u>General</u>	<u>all 'office' use, plus: 51 except 517; 52; 531; 533; 54 except 541940;</u>	-	-	-	-	-	✓	✓	✓	✓	<u>AUP</u>	-	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
	<u>55; 561; 813</u>												
<u>Rental and Leasing</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>Passenger Car Rental and Leasing</u>	<u>53211</u>	=	=	=	=	=	✓	✓	✓	✓	✓	=	-
<u>Truck, Utility Trailer, and RV Rental and Leasing</u>	<u>53212</u>	=	=	=	=	=	CUP	CUP	AUP	✓	✓	=	-
<u>Consumer Goods Rental</u>	<u>5322; 5323, part</u>	=	=	=	=	=	✓	✓	✓	✓	✓	=	-
<u>Commercial and Industrial Equipment Rentals</u>	<u>5323, part; 5324</u>	=	=	=	=	=	=	=	AUP	✓	✓	=	-
<u>Waste Management and Remediation Services</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>Waste Management and Remediation Services, All Other</u>	<u>5622, part; 5629</u>	=	=	=	=	=	=	=	=	=	CUP	=	-
<u>Educational Services (Sector 61)</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>✓ – Permitted UseCUP – Use may be approved via CUP- – Prohibited Use A – Approval Requires AUP</u>	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Elementary and Secondary Schools</u>	<u>6111</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>AUP</u>	✓	✓	✓	<u>CUP</u>	<u>CUP</u>	-
<u>Junior Colleges, Colleges, Universities, and Professional Schools</u>	<u>6112; 6113; 6114</u>	-	-	-	-	-	<u>AUP</u>	✓	✓	✓	<u>CUP</u>	-	-
<u>Technical and Trade Schools</u>	<u>6115</u>	-	-	-	-	-	<u>AUP</u>	✓	✓	✓	<u>CUP</u>	-	-
<u>Educational Services, All Other</u>	<u>6116; 6117</u>	-	-	-	-	-	<u>AUP</u>	✓	✓	✓	<u>CUP</u>	-	-

<u>Health Care & Social Assistance (Sector 62)</u>	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>✓ – Permitted Use</u> <u>CUP – Use may be approved via CUP</u> <u>- – Prohibited Use A – Approval Requires AUP</u>	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>
<u>Ambulatory Health Care Services, All Other</u>	<u>all other 621</u>	-	-	-	-	<u>CUP</u>	✓	✓	✓	✓	<u>CUP</u>	<u>CUP</u>	-
<u>Hospitals</u>	<u>622</u>	-	-	-	-	-	-	✓	✓	✓	<u>CUP</u>	-	-
<u>Social Assistance</u>	-	-	-	-	-	-	-	-	-	-	-	-	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Services for the Elderly and Persons with Disabilities</u>	<u>624120</u>	-	-	-	-	<u>CUP</u>	✓	✓	✓	✓	<u>CUP</u>	<u>CUP</u>	-
<u>Vocational Rehabilitation Services</u>	<u>624310</u>	-	-	-	-	<u>CUP</u>	✓	✓	✓	✓	<u>CUP</u>	<u>CUP</u>	-
<u>Child Day Care Services, Home-Based</u>	<u>624410, part</u>	<u>AUP</u>	<u>AUP</u>	<u>AUP</u>	<u>AUP</u>	<u>AUP</u>	✓	✓	✓	✓	-	-	<u>Subject to standards provided in EMC 18.100.040</u>
<u>Child Day Care Services, All Other</u>	<u>624410, part</u>	-	-	-	-	<u>CUP</u>	✓	✓	✓	✓	<u>CUP</u>	-	<u>Subject to standards provided in EMC 18.100.040</u>
<u>Social Assistance, All Other</u>	<u>all other 624</u>	-	-	-	-	<u>CUP</u>	✓	✓	✓	✓	<u>CUP</u>	<u>CUP</u>	-

<u>Arts, Entertainment, and Recreation (Sector 71)</u>		-											
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>
<u>Libraries</u>	<u>Special</u>	-	-	-	<u>A</u>	<u>A</u>	✓	✓	✓	✓	<u>A</u>	✓	-
<u>Museums and Art Galleries</u>	<u>712 except 712130</u>	-	-	-	<u>A</u>	<u>A</u>	✓	✓	✓	✓	<u>A</u>	✓	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Zoos, Aquariums, and Botanical Gardens</u>	<u>712130</u>	=	=	=	=	=	A	✓	✓	✓	✓	A	-
<u>Golf Courses and Country Clubs</u>	<u>713910</u>	A	A	=	=	=	A	✓	✓	✓	✓	A	-
<u>Sexually-Oriented Entertainment</u>	<u>Special</u>	=	=	=	=	=	=	=	=	CUP	=	=	<u>Subject to standards provided in EMC 18.100.100.</u>
<u>Gambling Industries</u>	<u>7132</u>	=	=	=	=	=	=	CUP	A	A	✓	CUP	-
<u>Indoor Arts, Entertainment, and Recreation Activities, Other</u>	<u>Special</u>	=	=	=	=	=	CUP	✓	✓	✓	A	✓	-
<u>Outdoor Arts, Entertainment, and Recreation Activities, Other</u>	<u>Special</u>	=	=	=	=	=	CUP	A	A	A	=	✓	-

<u>Accommodation (Sector 721)</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>✓ – Permitted Use</u> <u>CUP – Use may be approved via CUP</u> <u>- – Prohibited Use A – Approval Requires AUP</u>	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>
<u>Hotels (except Casino Hotels) and Motels</u>	<u>721110</u>	=	=	=	=	=	CUP	✓	✓	CUP	✓	=	-
<u>Bed-and-Breakfast Inns</u>	<u>721191</u>	=	=	=	CUP	CUP	CUP	✓	✓	CUP	=	=	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>RV Parks and Recreational Camps</u>	<u>7212</u>	=	=	=	=	=	=	=	=	=	=	=	-

<u>Food Service and Drinking Places (Sector 722)</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>✓ – Permitted Use</u> <u>CUP – Use may be approved via CUP</u> <u>- – Prohibited Use A – Approval Requires AUP</u>	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>
<u>Special Food Services</u>	<u>7223 except 722330</u>	<u>See Note</u>					<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	=	=	<u>Allowed as incidental use in Residential districts. Business locations permitted in MUR, TC, C, and BP.</u>
<u>Mobile Vendors</u>	<u>722330</u>	=	=	=	=	=	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>Activities always require TUP and must comply with EMC 18.50.070.</u>
<u>Drinking Places for Alcoholic Beverages</u>	<u>722410</u>	=	=	=	=	=	<u>CUP</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>CUP</u>	<u>Subject to regulation and classification by the Washington State Liquor and Cannabis Board.</u>
<u>Restaurants, Full Service</u>	<u>722511</u>	=	=	=	=	=	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	-
<u>Restaurants, Limited Service</u>	<u>722513; 722514</u>	=	=	=	=	=	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>Subject to compliance with Drive-Up Windows (special) Use, if also applicable.</u>

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Snack and Nonalcoholic Beverage Bars</u>	<u>722515</u>	=	=	=	=	=	✓	✓	✓	✓	✓	✓	<u>Subject to compliance with Drive-Up Windows (special) Use, if also applicable.</u>

<u>Services (Sector 811-812)</u>	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>✓ – Permitted UseCUP – Use may be approved via CUP- – Prohibited Use A – Approval Requires AUP</u>	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>
<u>Automotive Repair and Maintenance</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>Automotive Oil Change and Lubrication Shops</u>	<u>811191</u>	=	=	=	=	=	=	=	<u>CUP</u>	<u>A</u>	✓	=	-
<u>Car Washes</u>	<u>811192</u>	=	=	=	=	=	<u>CUP</u>	✓	✓	✓	✓	=	-
<u>Automotive Repair and Maintenance, All Other</u>	<u>all other 811</u>	=	=	=	=	=	=	=	<u>CUP</u>	<u>CUP</u>	✓	=	-
<u>Personal Care Services</u>	<u>98121; 812310; 8123200</u>	=	=	=	=	=	<u>CUP</u>	✓	✓	✓	✓	=	-
<u>Other Repair and Maintenance</u>		-	-	-	-	-	-	-	-	-	-	-	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Other Repair and Maintenance, Consumer</u>	<u>811 except 8111</u>	=	=	=	=	=	=	=	<u>CUP</u>	<u>CUP</u>	✓	=	-
<u>Other Repair and Maintenance, Commercial/Industrial</u>	<u>811 except 8111</u>	=	=	=	=	=	=	=	<u>CUP</u>	<u>CUP</u>	✓	=	-
<u>Funeral Homes and Funeral Services</u>	<u>812210</u>	=	=	=	=	=	=	=	<u>CUP</u>	<u>CUP</u>	✓	=	-
<u>Crematoria</u>	<u>812220, part</u>	=	=	=	=	=	=	=	=	<u>CUP</u>	<u>CUP</u>	=	-
<u>Pet Care Services</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>Kennels</u>	<u>812910, part</u>	=	=	=	=	=	=	=	=	<u>CUP</u>	<u>A</u>	=	-
<u>Veterinary Services</u>	<u>541940</u>	=	=	=	=	=	<u>A</u>	<u>A</u>	✓	✓	<u>A</u>	=	-
<u>Pet Care Services, All Other</u>	<u>812910, part</u>	=	=	=	=	=	✓	✓	✓	✓	<u>A</u>	=	-

<u>Civic and Public Uses (Sector 813)</u>	-												
✓ – Permitted Use CUP – Use may be approved via CUP	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>- - Prohibited Use A - Approval Requires AUP</u>													
<u>Cemeteries</u>	<u>812220, part</u>	-	-	-	-	-	-	-	-	-	-	<u>CUP</u>	-
<u>Religious Assembly</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>up to 10,000 sq. ft.</u>	<u>813110, assembly only</u>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
<u>10,000 to 19,999 sq. ft.</u>	<u>813110, assembly only</u>	✓	✓	✓	A	A	<u>CUP</u>	<u>CUP</u>	✓	✓	-	<u>CUP</u>	-
<u>20,000 to 29,999 sq. ft.</u>	<u>813110, assembly only</u>	A	A	A	A	A	<u>CUP</u>	<u>CUP</u>	✓	✓	-	<u>CUP</u>	-
<u>30,000 to 39,999 sq. ft.</u>	<u>813110, assembly only</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	A	A	<u>CUP</u>	<u>CUP</u>	✓	✓	-	<u>CUP</u>	-
<u>40,000 sq. ft. or greater</u>	<u>813110, assembly only</u>	-	-	-	-	-	-	-	✓	✓	-	<u>CUP</u>	-
<u>Correctional Institutions</u>	<u>922140</u>	-	-	-	-	-	-	-	<u>CUP</u>	<u>CUP</u>	-	<u>CUP</u>	-

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
<u>Administrative Government Facilities and Services</u>	<u>92 except 922140</u>	=	=	=	=	=	✓	✓	✓	✓	✓	✓	-
<u>Parks, Open Space, and Public Recreation</u>	<u>Special</u>	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	✓	-

<u>Other Uses</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>✓ – Permitted Use</u> <u>CUP – Use may be approved via CUP</u> <u>- – Prohibited Use A – Approval Requires AUP</u>	<u>NAICS Code</u>	<u>SF2</u>	<u>SF3</u>	<u>SF5</u>	<u>MR1</u>	<u>MR2</u>	<u>MUR</u>	<u>TC</u>	<u>C</u>	<u>BP</u>	<u>I</u>	<u>P</u>	<u>All Uses Subject to Condition 1.</u>
<u>Parking Lots</u>	<u>812930, part</u>	=	=	=	=	=	=	=	<u>CUP</u>	=	=	=	-
<u>Parking Structures</u>	<u>812930, part</u>	=	=	=	=	=	=	<u>CUP</u>	<u>CUP</u>	=	=	=	-
<u>Drive-Up Windows</u>	<u>Special</u>	=	=	=	=	=	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Window shall not face a public ROW and facility must be screened from ROW</u>
<u>Outside Displays</u>	<u>Special</u>	=	=	=	=	=	✓	✓	✓	✓	✓	✓	<u>Activities also subject to EMC Subsection 18.95.030.1</u>
<u>Outside Storage</u>	<u>Special</u>	=	=	=	=	=	=	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	A	=	<u>Activities also subject to EMC Section 18.90.120</u>

<u>Summary of Land Uses Table</u>	<u>NAICS Code</u>	<u>Single-Family 2</u>	<u>Single-Family 3</u>	<u>Single-Family 5</u>	<u>Mixed Residential 1</u>	<u>Mixed Residential 2</u>	<u>Mixed Use Residential</u>	<u>Town Center</u>	<u>Commercial</u>	<u>Business Park</u>	<u>Industrial</u>	<u>Public</u>	<u>Notes</u>
---	-----------------------------------	--	--	--	--	--	--	------------------------------------	-----------------------------------	--------------------------------------	-----------------------------------	-------------------------------	------------------------------

<u>Conditions</u>
<u>(1) Operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the site, property, or parcel on which such use is located.</u> <u>(2) Subject to regulation and classification by the Washington State Liquor and Cannabis Board, where applicable and must comply with Edgewood city Ordinances 11-0356, 13-0410, 14-0425, and/or 17-0502; plus any regulations regarding cannabis in RCW 69.51A or I-502.</u> <u>(3) Subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). As allowed under state or federal regulations, any use(s) or appurtenances subject to local municipal control will require a CUP in all zoning districts</u> <u>(4) NAICS Subsector codes 481-485 and 487 (Air Transportation; Rail Transportation; Water Transportation; Truck Transportation; Transit and Ground Passenger Transportation; and Scenic and Sightseeing Transportation) permitted as services or systems, to include necessary support activities. The physical location of facilities, maintenance grounds, offices, or other structures incidental to the service or system are subject to the use regulations for said structure.</u> <u>(5) Public facilities are subject to EMC 18.50.060 Public Facilities Permit</u> <u>(6) Subject to EMC 18.100.030 Animals</u>

Chapter 18.80

LAND USE ZONES

Sections:

- 18.80.010 Purpose.
- 18.80.020 Establishment of zones.
- 18.80.030 Zoning map.
- 18.80.040 Single-Family Residential zoning districts.
- 18.80.050 Mixed Residential zoning districts.
- 18.80.060 *Repealed.*
- 18.80.070 *Repealed.*
- 18.80.080 Town Center, Commercial, Mixed Use Residential and Business Park zoning districts.
- 18.80.090 *Repealed.*
- 18.80.100 Industrial zoning district.
- 18.80.110 Public zoning district.
- 18.80.120 Reserved.

18.80.010 Purpose.

The purpose of this chapter is to list and describe the zoning districts and their purposes. The list of allowable land uses in the various zoning district is provided in Chapter 18.70 EMC Permitted Land Uses. ~~(At the conclusion of Chapter 18.70 EMC, the Land Use Types and Levels—Use Table lists allowable uses in various zones, and is provided as a reference aid only. In the event of conflict between the Land Use Types and Levels—Use Table and the text of this chapter, the text of this chapter shall prevail. Please note that the provisions of Chapter 18.70 EMC do not apply to the Town Center, Commercial, Mixed Use Residential and Business Park zoning districts.) This chapter provides interpretation of uses allowed in each zoning district and classifies these uses according to a limited number of categories on the basis of common compatibility characteristics.~~ (Ord. 11-359 § 5 (Exh. B); Ord. 03-203 § 1).

18.80.020 Establishment of zones.

A. The classification system used in the comprehensive plan was established and mapped as a management tool to implement the policies and intent of the comprehensive plan. Land use designations were established which are appropriate to carry out the intent and purpose of the comprehensive plan and are defined in the comprehensive plan's land use element. The zoning district classifications established to implement each of the comprehensive plan land use designations for the city are shown in Table 2 below. The zone boundaries are as shown on the city's official zoning map, which is hereby adopted by reference. Where the abbreviated designation is used in this title, it has the same meaning as the entire classification title.

Table 2: Comprehensive Plan/Zoning District Matrix

Comprehensive Plan Designation	Zoning District Classification
Single-Family Low	Single-Family 2 (SF-2)
Single-Family Moderate	Single-Family 3 (SF-3)
Single-Family High	Single-Family 5 (SF-5)
Mixed Residential Low	Mixed Residential 1 (MR-1)
Mixed Residential Moderate	Mixed Residential 2 (MR-2)
Mixed Use Residential	Mixed Use Residential (MUR)
Commercial	Commercial (C)

Comprehensive Plan Designation	Zoning District Classification
Town Center	Town Center (TC)
Public	Public (P)
Business Park	Business Park (BP)
Industrial	Industrial (I)

B. Notwithstanding any provisions in this title to the contrary, the city shall have no duty to verify or establish lot lines or setback lines at a development. The location of lot lines or setback lines at a development and construction related thereto shall be the responsibility of the applicant and owner. (Ord. 03-203 § 1).

18.80.030 Zoning map.

A. The location and boundaries of all zones or districts designated in this title are hereby established as shown on the map entitled, “City of Edgewood Zoning Map,” as adopted herewith and as may be amended from time to time, and hereafter referred to as “zoning map.” The zoning map shall be as shown on a geographic coverage layer attributed to zoning that is maintained as a part of the city’s geographic information system (GIS) at the direction of the community development director or designee. No unauthorized person may alter or modify the zoning GIS layer. This geographic coverage layer, as amended from time to time, shall constitute the official zoning map for the city’s zoning jurisdiction and shall be incorporated into this title by reference as if fully set forth herein. An original, signed copy of the zoning GIS layer containing the zoning districts designated at the time of adoption of this title shall be retained in the office of the city clerk pursuant to RCW 35.63.100, and duplicates shall be filed in the community development department for reference and public distribution. All amendments hereafter made to the zoning map by ordinance shall be reflected on such map, and it shall be the responsibility of the community development department to ensure that an up-to-date map is maintained at all times.

B. Where uncertainty exists as to any of the zone boundaries as shown on the zoning map, the following rules shall apply:

1. A boundary shown on the zoning map as approximately following a lot line or parcel boundary shall be construed as following the lot line or parcel boundary as it actually existed at the time the zoning boundary was established. If, subsequent to the establishment of the zoning boundary, a lot line should be moved as a result of a legally performed boundary line adjustment, the zoning boundary shall be construed as moving with the lot line only if the lot line is moved no more than 10 feet and remains generally parallel to the original line.
2. A boundary shown on the zoning map as approximately following a creek, lake, or other water course shall be construed as following the actual centerline of the water course. If, subsequent to establishment of the boundary, the centerline of the water course should move as a result of natural processes, the boundary shall be construed as moving with the centerline of the water course.
3. A boundary shown on the zoning map as approximately following a ridgeline or topographic contour line shall be construed as following the actual ridge or contour line. If, subsequent to the establishment of the boundary, the ridge or contour line should move as a result of natural processes, the boundary shall be construed as moving with the ridge or contour line.
4. A boundary shown on the zoning map as approximately following a street or railroad line shall be construed as following the centerline of the street or railroad right-of-way. If, subsequent to the establishment of the boundary, the centerline of the street or railroad right-of-way should be moved as a result of its widening or minor realignment (such as at an intersection), the boundary shall be construed as moving with the centerline only if the centerline is moved no more than 20 feet.
5. Whenever any street or other public right-of-way is vacated in the manner prescribed by law, the zoning district adjoining each side of said street or other public right-of-way shall be automatically extended to the centerline of the former street or other public right-of-way, and all of the area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.

6. Whenever a single lot, one acre or less in size, is located within two or more different zoning districts, the district regulations applicable to the district within the larger portion of the lot lies shall apply to the entire lot.
7. Whenever a single lot greater than one acre in size is located within two or more different zoning districts, each portion of that lot shall be subject to all the regulations applicable to the district in which it is located.
8. If the specific location of a zoning boundary line cannot be determined from application of the above rules to the zoning map, it shall be determined by the use of the scale designated on the zoning map.
9. Where questions still arise concerning the exact location of a district boundary, the community development director or designee shall interpret the zone boundaries. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.80.040 Single-Family Residential zoning districts.

A. Purpose.

1. The Single-Family Low (SF-2) zoning district provides for a continuation of large residential lots in specific areas where a pattern of large lots and extensive tree coverage exists. These zoning districts seek to preserve the identity of these residential areas, preserve significant tree stands, and reduce traffic volumes in the east-west arterial corridors.
2. The Single-Family Moderate (SF-3) and Single-Family High (SF-5) zoning districts are the city's primary residential zones, which provide for single-family dwellings in established residential neighborhoods.

~~B. For permitted uses within the Single-Family zoning districts see Chapter 18.70.050 Table 1: Land Use -Table. The following uses are permitted within the Single Family zoning districts, subject to planning approval and all applicable development permits:~~

~~1. SF 2, SF 3 and SF 5 Zoning Districts:~~

~~a. Agricultural Use.~~

~~i. Agricultural sales (Level 1).~~

~~ii. Animal production, boarding, and slaughtering (Level 1/2).~~

~~iii. Crop production (Level 1/2).~~

~~b. Residential Use.~~

~~i. Single family detached dwelling.~~

~~ii. Modular home.~~

~~iii. Group home Type I.~~

~~iv. Manufactured home.~~

~~v. Single family detached dwelling unit with accessory dwelling unit.~~

~~c. Civic Use.~~

~~i. Daycare facilities (Level 1).~~

~~ii. Open space/recreation (Level 1/2).~~

~~iii. Religious assembly (Level 1/2/3).~~

~~d. Utilities Use.~~

~~i. Communications facilities (Level 1).~~

~~ii. Electrical facilities (Level 1).~~

~~iii. Natural gas facilities.~~

~~iv. Stormwater facilities (Level 1).~~

~~e. Commercial Use.~~

~~i. Sale of secondhand property (Level 1).~~

~~f. Residential Accessory Uses.~~

~~2. SF 5 Zoning District.~~

~~a. Residential Uses.~~

~~i. Single family attached dwelling (Level 1/2).~~

~~ii. Manufactured home.~~

~~b. Utilities Uses.~~

~~i. Sanitary sewage collection facilities.~~

~~C. The following uses are permitted within the Single Family zoning districts, subject to approval of an administrative use permit and all applicable development permits:~~

~~1. SF 2, SF 3 and SF 5 Zoning Districts.~~

~~a. Agricultural Uses.~~

~~i. Agricultural sales (Level 2).~~

~~b. Civic Uses.~~

~~i. Daycare facilities (Level 2).~~

~~ii. Community and cultural services (Level 1).~~

~~iii. Religious assembly (Level 4).~~

~~iv. Transportation (Level 1).~~

~~v. Social services (Level 1).~~

~~e. Utilities Uses.~~

~~i. Communications facilities (Level 2).~~

~~ii. Electrical facilities (Level 2).~~

~~iii. Water supply facilities (Level 1).~~

~~2. SF 2 and SF 3 Zoning Districts.~~

~~a. Civic Uses.~~

~~i. Open space/recreation (Level 3/4).~~

~~b. Commercial Uses.~~

~~i. Lodging (Level 1).~~

~~D. The following uses are permitted within the Single-Family zoning districts, subject to approval of a conditional use permit and all applicable development permits:~~

~~1. SF 2, SF 3 and SF 5 Zoning Districts.~~

~~a. Civic Uses.~~

~~i. Daycare facilities (Level 3).~~

~~ii. Education (Level 1/2).~~

~~iii. Religious assembly (Level 5).~~

~~iv. Safety services and animal control (Level 1).~~

~~v. Utility or public maintenance facilities (Level 1).~~

~~b. Utilities Uses.~~

~~i. Electrical facilities (Level 3).~~

~~ii. Stormwater facilities (Level 2/3).~~

~~iii. Water supply facilities (Level 2/3).~~

~~2. SF 2 Zoning District.~~

~~a. Commercial Use.~~

~~i. Funeral services (Level 2).~~

~~3. SF 2 and SF 3 Zoning Districts.~~

~~a. Agricultural Use.~~

~~i. Fish hatcheries and aquaculture.~~

~~b. Civic Uses.~~

~~i. Open space/recreation (Level 5).~~

EC. In addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Single-Family zoning districts:

1. The density for the Single-Family zoning districts is the number of dwelling units allowed per net buildable acre (dua) and shall be as follows:

	Maximum	Minimum
a. SF-2 zoning district:	2 dua	1 dua
b. SF-3 zoning district:	3 dua	1 dua
c. SF-5 zoning district:	5 dua	2.5 dua

2. Lot Size. The minimum net developable lot sizes for the Single-Family zoning districts shall be as follows:

	Minimum
a. SF-2 zoning district:	18,500 square feet
b. SF-3 zoning district:	12,500 square feet
c. SF-5 zoning district:	6,500 square feet

3. Lot development is subject to stormwater and other requirements for the Single-Family zoning district and shall not exceed the following standards for lot coverage and impervious surface:

- a. SF-2 Zoning District (Lot Area 10,000 Square Feet or Greater).
 - i. Lot coverage: 25 percent;
 - ii. Effective impervious surface: 35 percent; and
 - iii. Hard surface area: 45 percent.
- b. SF-3 and SF-2 Zoning Districts (Lot Area Less Than 10,000 Square Feet).
 - i. Lot coverage: 35 percent;
 - ii. Effective impervious surface: 40 percent; and
 - iii. Hard surface area: 50 percent.
- c. SF-5 Zoning District.
 - i. Lot coverage: 50 percent;
 - ii. Effective impervious surface: 55 percent; and
 - iii. Hard surface area: 65 percent.

4. The minimum setbacks for the Single-Family zoning districts shall be as follows:

- a. SF-2 and SF-3 Zoning Districts.
 - i. Front yard/street setback: 25 feet.
 - ii. Principal arterial or state highway setback: 25 feet.
 - iii. Rear yard setback: 20 feet.
 - iv. Interior setback: eight feet.
- b. SF-5 Zoning District.
 - i. Front yard/street setback: 20 feet.
 - ii. Principal arterial and state highway setback: 25 feet.
 - iii. Rear yard setback: 10 feet.
 - iv. Interior setback: five feet.

Provided, that where flag lots exist, the minimum setback shall be 10 feet on all sides; and where corner lots exist, the minimum setbacks shall be the applicable front yard/street setback requirement on the two sides forming the

corner, and the applicable interior setback on the opposing sides. Additional setback requirements are provided in EMC 18.90.150, Setback standards.

5. All lots abutting public or private streets shall have a minimum street frontage of 50 feet except flag and irregularly shaped lots addressed by EMC 18.90.100, Lot standards. The minimum lot width and street front dimensions for the Single-Family zoning districts shall be as follows:

a. SF-2 Zoning District.

i. Lot width: 75 feet.

ii. Street frontage: 50 feet.

b. SF-3 and SF-5 Zoning Districts.

i. Lot width: 50 feet.

ii. Street frontage: 50 feet.

6. The maximum building height in the Single-Family zoning districts shall be 35 feet (see EMC 18.90.070, Height standards).

7. Design features shall be required for multifamily as set forth in Chapter 18.95 EMC, Design Standards.

8. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation.

9. Landscaping shall be provided as set forth in EMC 18.90.090, Landscaping, as it applies in their appropriate zones.

10. Parking shall conform to the requirements of EMC 18.90.130, Parking.

11. Signage shall conform to the requirements of Chapter 18.97 EMC, Sign Code. (Ord. 18-535 § 2; Ord. 16-482 § 2 (Exh. F); Ord. 16-469 § 2 (Exh. A); Ord. 14-415 § 5; Ord. 10-346 § 3; Ord. 06-268 § 1; Ord. 05-252 § 1; Ord. 03-203 § 1).

18.80.050 Mixed Residential zoning districts.

A. The purpose of the Mixed Residential 1 (MR-1) and Mixed Residential 2 (MR-2) zoning districts is to promote residential renewal to small-lot detached dwellings, duplexes, and townhouses. These districts provide for moderate residential density using a variety of urban housing types and designs. The mix of housing may take a variety of forms, either mixed within a single site or mixed within a general area, with varied dwelling types.

B. For permitted uses within the Mixed Residential zoning districts see Chapter 18.70.050 Table 1: Land Use Table. see Chapter 18.70 Land Use Table. The following uses are permitted within the Mixed Residential zoning districts, subject to planning approval and all applicable development permits:

~~1. MR-1 and MR-2 Zoning Districts.~~

~~a. Agricultural Uses.~~

~~i. Agricultural sales (Level 1).~~

~~ii. Animal production, boarding, and slaughtering (Level 1/2).~~

~~iii. Crop production (Level 1/2).~~

~~b. Residential Uses.~~

~~i. Single family detached dwelling.~~

- ~~ii. Manufactured home.~~
- ~~iii. Modular home.~~
- ~~iv. Single family attached dwelling (Level 1/2).~~
- ~~v. Multifamily dwelling Type I (Level 1/2).~~
- ~~vi. Group home Type I.~~
- ~~vii. Senior housing.~~
- ~~e. Civil Uses.~~
 - ~~i. Daycare facilities (Level 1).~~
 - ~~ii. Community and cultural services (Level 1).~~
 - ~~iii. Open space/recreation (Level 1/2).~~
 - ~~iv. Religious assembly (Level 1/2).~~
 - ~~v. Safety services and animal control (Level 1).~~
- ~~d. Utilities Uses.~~
 - ~~i. Communications facilities (Level 1).~~
 - ~~ii. Electrical facilities (Level 1).~~
 - ~~iii. Natural gas facilities.~~
 - ~~iv. Sanitary sewage collection facilities.~~
 - ~~v. Stormwater facilities (Level 1).~~
- ~~e. Commercial Uses.~~
 - ~~i. Lodging (Level 1).~~
 - ~~ii. Sale of secondhand property (Level 1).~~
- ~~f. Residential accessory uses.~~
- ~~2. MR 2 Zoning District.~~
 - ~~a. Civic Uses.~~
 - ~~i. Daycare facilities (Level 2).~~
- ~~C. The following uses are permitted within the Mixed Residential zoning districts, subject to approval of an administrative use permit and all applicable development permits:~~
 - ~~1. MR 1 and MR 2 Zoning Districts.~~
 - ~~a. Agricultural Uses.~~
 - ~~i. Agricultural sales (Level 2).~~
 - ~~b. Civic Uses.~~

~~i. Administrative government facilities and services (Level 1).~~

~~ii. Religious assembly (Level 3/4/5).~~

~~iii. Transportation (Level 1).~~

~~iv. Social services.~~

~~e. Utilities Uses.~~

~~i. Communications facilities (Level 2).~~

~~ii. Electrical facilities (Level 2).~~

~~iii. Water supply facilities (Level 1).~~

~~2. MR 1 Zoning District.~~

~~a. Civic Uses.~~

~~i. Daycare facilities (Level 2).~~

~~3. MR 2 Zoning District.~~

~~a. Civic Uses.~~

~~i. Administrative government facilities and services (Level 2).~~

~~ii. Health services.~~

~~D. The following uses are permitted within the Mixed Residential zoning districts, subject to approval of a conditional use permit and all applicable development permits:~~

~~1. MR 1 and MR 2 Zoning Districts.~~

~~a. Residential Uses.~~

~~i. Hospice care center.~~

~~ii. Nursing home.~~

~~iii. Assisted living facilities.~~

~~b. Civic Uses.~~

~~i. Daycare facilities (Level 3).~~

~~ii. Education (Level 1/2).~~

~~iii. Utility or public maintenance facilities (Level 1).~~

~~e. Utilities Uses.~~

~~i. Stormwater facilities (Level 2/3).~~

~~ii. Water supply facilities (Level 2/3).~~

~~EC.~~ In addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Mixed Residential zoning districts:

1. Maximum Density. The maximum density for the Mixed Residential zoning districts is the maximum number of dwelling units allowed per net buildable acre (dua) and shall be as follows:

- a. MR-1 zoning district: four dua.
- b. MR-2 zoning district: eight dua.

2. The minimum lot sizes for the Mixed Residential zoning districts shall be as follows:

	Minimum	Minimum net area required for Multifamily and nonresidential
a. MR-1 zoning district:	7,200 sf	7,200 sf
b. MR-2 zoning district:	3,200 sf	3,200 sf

3. Lot development is subject to stormwater and other requirements for the Mixed Residential zoning district and shall not exceed the following standards for lot coverage and impervious surface:

- a. MR-1 Zoning District.
 - i. Lot coverage: 45 percent;
 - ii. Effective impervious surface: 50 percent; and
 - iii. Hard surface area: 60 percent.
- b. MR-2 Zoning District.
 - i. Lot coverage: 55 percent;
 - ii. Effective impervious surface: 60 percent; and
 - iii. Hard surface area: 70 percent.

4. The required setbacks for the Mixed Residential zoning districts shall be as follows:

- a. MR-1 and MR-2 Zoning Districts.
 - i. Front yard/street setback: 15 feet.
 - ii. Garage setback: 20 feet.
 - iii. Principal arterial and state highway setback: 25 feet.
 - iv. Rear yard setback: 10 feet.
 - v. Interior setback: zero feet.
- b. Provided that where flag lots exist, the minimum setback shall be 10 feet on all sides; and where corner lots exist, the minimum setbacks shall be the applicable front yard/street setback requirement on the two sides forming the corner, and the interior setback on the opposing sides. Additional setback requirements are provided in EMC 18.90.150, Setback standards.

5. All lots abutting public streets shall have a minimum street frontage of 50 feet, except flag and irregularly shaped lots addressed by EMC 18.90.100, Lot standards.

6. The maximum building height in the Mixed Residential zoning districts shall be 35 feet (see EMC 18.90.070, Height standards).
7. Design features shall be required for multifamily as set forth in Chapter 18.95 EMC, Design Standards.
8. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation.
9. Landscaping shall be provided as set forth in EMC 18.90.090, Landscaping, as it applies in their appropriate zones.
10. Parking shall conform to the requirements of EMC 18.90.130, Parking.
11. Signage shall conform to the requirements of Chapter 18.97 EMC, Sign Code. (Ord. 16-482 § 2 (Exh. F); Ord. 10-346 § 4; Ord. 06-268 § 1; Ord. 05-258 § 1; Ord. 03-203 § 1).

18.80.060 Mixed Use Residential zoning district.

Repealed by Ord. 11-359. (Ord. 10-346 § 5; Ord. 09-323 § 2; Ord. 06-268 § 1; Ord. 05-252 § 2; Ord. 03-203 § 1).

18.80.070 Commercial zoning district.

Repealed by Ord. 11-359. (Ord. 10-346 § 6; Ord. 09-323 § 3; Ord. 08-301 § 2; Ord. 06-268 § 1; Ord. 03-203 § 1).

18.80.080 Town Center, Commercial, Mixed Use Residential and Business Park zoning districts.

A. Applicability. This section establishes development standards for the Town Center, Commercial, Mixed Use Residential and Business Park zoning districts. All standards contained in other chapters of the Edgewood Municipal Code shall apply unless specifically modified by the standards contained in this section. Where a conflict exists between code standards, the specific standards contained in this section shall control.

B. Purpose.

1. The Town Center (TC) zoning district is envisioned as the heart of Edgewood, reflecting a unique local character and rural roots. Borrowing from traditional town development patterns and forms, the TC is envisioned as the most walkable area of the city, with a mix of multistory and single story buildings framing the street and other public spaces. The TC zone accommodates a range of compatible uses emphasizing a variety of vertical and horizontal mixed use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses. The TC zone complements local traffic, bicycle, and pedestrian circulation and provides connectivity to public open spaces.
2. The Commercial (C) zoning district accommodates a wide range of commercial development, including large format retail, auto-oriented uses, and regional scale commercial uses. Light industrial uses are also allowed. Development standards seek to balance the needs of the pedestrian with those of the automobile and are flexible to accommodate a wide range of uses and forms. This area provides a visual and functional transition to the Town Center and adjacent zones and assures that there is ample area to accommodate potential economic development opportunities. While commercial development is emphasized, this zone also allows multifamily housing with a mix of uses.
3. The Mixed Use Residential (MUR) zoning district accommodates a range of medium density residential housing types to meet consumer preferences, changing household sizes and market demands. A mix of land uses is allowed including some commercial uses and professional office uses to provide diverse economic development opportunities, while maintaining neighborhood compatibility. This zone provides a visual and functional transition to areas of more intensive development and adjacent residential neighborhoods. Within the Meridian Corridor, achieving a high level of connectivity with streets, pedestrian and bicycle routes both within this district and to the adjoining TC district is a major goal.
4. The Business Park (BP) zoning district accommodates a wide range of employment and commercial uses, including professional office, senior housing and apartments, light industrial and retail uses. Development standards seek to accommodate a wide range of business, while ensuring an urban design that is compatible with adjacent zones. Significant landscaping is emphasized in this zone, both for aesthetic appeal and as a tool

to ensure greater compatibility between a wide range of uses. Residential use, except multifamily, is not allowed in the BP zoning district.

C. Permitted Uses. For permitted uses within the Town Center, Commercial, Mixed Use Residential, and Business Park zoning districts see Chapter 18.70.050 Table 1: Land Use Table. see Chapter 18.70 Land Use Table. The following use regulations shall apply to the Town Center, Commercial, Mixed Use Residential and Business Park zoning districts. Please see Chapter 18.20 EMC for all land use definitions that apply to these zones.

The following table establishes uses that are Permitted (P), Conditional (C) or Not Permitted (NP). Please see Chapter 18.20 EMC, Definitions, for use definitions. Note: (#) indicates permit use notes listed below.

Table 1: Permitted Use Table

	TC	C	MUR	BP
Use Categories	-	-	-	-
Residential (1)				
Dwelling Unit, Accessory	NP	NP	P (1a)	NP
Dwelling Unit, Single Family Attached	NP	C	P	NP
Dwelling Unit, Single Family Detached or Cottage Housing	NP	NP	P	NP
Dwelling Unit, Multifamily	P	P	P	C (1e)
Senior Citizen Assisted Housing	P	P	P	C (1e)
Commercial (2)				
Day Care Center or Home	P	P	P	P
Drive Through Use	C	P	P	P
Gambling and Card Rooms	NP	P	NP	NP
Home Business	P	P	P	NP
Personal and Beauty Services	P	P	P	P
Professional Office	P	P	P	P
Retail Trade and Services—less than 50,000 sq. ft. for all structures (5)	P (4)	P	P (3)(4)	P (3)
Retail Trade and Services—over 50,000 sq. ft. for all structures	C (4)	P	NP	C
Storage/Self Storage	NP	P (11)	C (11)	P
Temporary Lodging, Hotel, Motel and Bed and Breakfast	P	P	C	C
Recreation/Cultural				
Cinema, Performing Arts and Museums	P	P	P	NP
Group Assembly/Meeting Hall	P	P	C	P
Private Recreation, Indoor or Outdoor	C	P	P	P
Religious	C	P	C	P
Health Services				
Hospital or Emergency Care Facility	C	C	NP	C

-	TC	C	MUR	BP
Medical Office/Outpatient Clinic	P	P	P	P
Nursing and Personal Care Facility	C	P	C	P
Group Home—Type I (1b)	P	P	P	NP
Group Home—Type II and III (1b)	NP	C	NP	NP
Agriculture (5)				
Animal or Crop Processing	NP	NP	NP	C
Family Farm	C	P	P	P
Industrial/Manufacturing (6)				
Light Industrial and Light Manufacturing	NP	C (7)	C (7)	P (7)
Heavy Industrial and Heavy Manufacturing	NP	NP	NP	NP
Civic and Other (8)				
Administrative Government Facilities	P	P	P	P
Essential Public Facilities	NP	P	C	P
Major Utility Facility	NP	C	C	C
Minor Utility Facility	P (9)	P	P	P
Public Park	P	P	P	P
Schools: Compulsory, Vocational and Higher Education	P	P	P	P
Wireless Communication Facilities (10)	C	C	C	C

1. Permit Use Conditions. (Use notes from Table 1 above.)

(1) Residential uses subject to the requirements of EMC Title 16, Subdivisions:

a. Accessory unit is only allowed in association with a single family detached unit.

b. Subject to the provisions of EMC 18.70.050(D), (E) or (F).

c. Provided that multifamily use in BP zone is subject to the development standards contained in Chapter 18.95 EMC.

(2) Sexually oriented business is only allowed in the BP district with a conditional use permit.

(3) This use is further restricted to a maximum of 20,000 gross square feet within the MUR and BP districts.

(4) Services, sales, storage and operations other than customer parking and “sidewalk” style merchandise display and outdoor seating must be fully contained within a structure. Gasoline service stations are not permitted in the Town Center.

(5) Farmer’s markets, farm stands and public markets are permitted in all districts. If such a market is temporary, then it requires a temporary use permit.

~~(6) The director shall determine whether a use is classified as light industrial or heavy industrial based on the industrial classification and its potential to cause negative impacts on residential, civic and commercial uses.~~

~~(7) All structures for light industrial uses must meet the required setbacks, landscaping and all other standards contained in this chapter. Equipment storage and manufacturing activities shall be enclosed in a structure or fully screened with Type I landscaping from Meridian Avenue. Warehouse and distribution uses require a conditional use permit in the Commercial district.~~

~~(8) Maintenance yards, substations and solid waste transfer stations are not permitted outside of the BP district and must be fully screened with 20 feet of Type IV landscaping.~~

~~(9) Minor utility facilities, such as telecom, fiber optics, Internet and similar facilities, shall be located within a fully enclosed structure, unless the director determines this is not feasible.~~

~~(10) Please see EMC 18.100.110, Personal wireless communications facilities, for additional requirements. In the event of a conflict between the requirements of that section and the requirements of this chapter, the standards contained in EMC 18.100.110 shall apply.~~

~~(11) Storage/self storage project proposals within the C and MUR zones on combined project areas two acres or larger shall provide retail or office commercial type uses or preserve for future retail or office commercial type uses, at minimum, of 30 percent of the land area within the first 150 feet from an arterial ROW.~~

~~2. Use Determination Process. An administrative use determination process shall be applied to any proposed use that does not clearly fit within the uses listed in the above table and the related definitions in Chapter 18.20 EMC, or contains an accessory use that is not a permitted use and comprises 25 percent or more of the floor area. In those cases where the director determines that a use determination process is necessary, the request for a use determination shall be submitted and acted on prior to submittal of any underlying permit, or if a permit has already been submitted, prior to a determination of completeness on the underlying permit. The director shall require information describing the use or uses on the site, their location and operational characteristics. A use shall be permitted within any of the Meridian Corridor zoning districts if it meets the following criteria:~~

- ~~a. The primary use is determined by the director to be reasonably similar and related to one of the permitted use categories and all of the below criteria are met for both the primary and any secondary uses;~~
- ~~b. The use is not inconsistent with the zoning district's purpose statement and the comprehensive plan policies;~~
- ~~c. The use or uses can be accommodated in the existing structure in which it is proposed without requiring substantial exterior modification to the form of the structure;~~
- ~~d. The use does not have noxious impacts (excessive noise, odor, vibration, dust, etc.) on other nearby properties and uses; and~~
- ~~e. The use will not result in significant transportation impacts that would not be addressed by the required development standards.~~

~~3. Decision Authority. A use determination made by the director may be appealed to the hearing examiner following a Process II decision process as set forth in Chapter 18.40 EM. The use determination process is provided in EMC 18.70.C.~~

D. Development Standards. This subsection establishes the development standards that apply to the zones described. Please note that the provisions below include both minimum and maximum standards, as well as certain standards, such as height and floor area ratio, that may be modified up to the limits stated herein if certain development intensity bonus options elements (as provided for in Table 32) are included in the proposal.

Table 12: Development Standards Table

	TC	C	MUR	BP
Standards				
Maximum Height (without any bonus) (1)	45 feet	35 feet	35 feet	35 feet
Maximum Height (with FAR Bonus) (1)	55 feet (minimum 3:1 FAR)	45 feet (minimum 1.5:1 FAR)	35 feet	35 feet
Maximum Residential Net Density – Single-Use Project (3)(5)(14)	48 D.U./acre	N/A	24 D.U./acre	N/A (1)
Maximum Residential Net Density – If Part of a Mixed Use Project (2)(4)(5)(14)	Controlled by maximum height, FAR and Building Code	48 D.U./acre	48 D.U./acre	N/A (1)
Minimum Residential Net Density (5)(6)	24 D.U./acre	N/A	10 D.U./acre	N/A
Minimum Lot Frontage Occupied by a Building (7)	50%	35%	35%	None
Minimum Setback to TC, C, MUR or BP Zones (8)	None	None	None (9)	None, except 20 feet for light industrial
Minimum Setbacks to Zones Other Than TC, C, MUR or BP (10)	25 feet	25 feet	20 feet	25 feet
Maximum Floor Area Ratio (FAR) with Bonus Features (11)	4:1	3:1	2:1 (12)	2:1
Maximum Floor Area Ratio (FAR) without Bonus Features (13)	1:1	0.5:1	0.5:1 (12)	0.5:1
Maximum Hard Surface Area (Including Lot Coverage)	90%	85%	75%	80%
Maximum Effective Impervious Surface	75%	70%	60%	65%

Table 21: Development Standards Exceptions and Notes.

(1) Multifamily use in BP zones requires a CUP and is limited to multifamily as allowed. Residential use only allowed in Commercial zone if part of mixed use project.

(2) To qualify for mixed use bonus, uses must be developed in same project either as vertical or horizontal mixed use.

(3) Residential single-use project proposals within the TC, and C zones on combined project areas three acres or larger, shall set back single-use residential structures 150 feet from an arterial ROW line. The setback area shall develop, at minimum, 30 percent of the area into retail- or office-type commercial uses or preserved for future retail- or office-type commercial uses. The remaining area within the first 150 feet from an arterial ROW may be developed into residential uses.

(4) Mixed use development projects demonstrating a mix (30 percent commercial minimum) of residential and commercial within the same design may be located throughout the property and not limited to any portion of any specific property.

(5) Vertical mixed use projects with ground floor commercial space may be constructed as fully residential projects with the requirement that the ground floor must be converted to a commercial use within three years of building occupancy. Notice to title shall be recorded prior to permit issuance if this provision is requested.

(6) Minimum density only applies for single-use residential projects.

- (7) For building lots fronting directly on Meridian the minimum lot frontage occupied by a building in all zones is 35 percent.
- (8) Setbacks may be necessary to accommodate utility easements or to accommodate required landscaping.
- (9) Setbacks for single-family detached dwellings shall be as follows:
- (a) Front yard/street setback: 15 feet.
 - (b) Garage setback: 20 feet.
 - (c) Principal arterial and state highway setback: 25 feet.
 - (d) Rear yard setback: 10 feet.
 - (e) Interior setback: five feet or shall meet the minimum fire separation required per the International Fire Code (IFC) as adopted by the city of Edgewood.
- (10) Twenty-foot setback required from any public property other than a street.
- (11) See Table 3: Development Intensity Bonus Options necessary to achieve maximum FAR.
- (12) FAR does not apply to single-family detached dwelling or cottage housing.
- (13) There is no minimum FAR in the TC, C, MUR or BP zones.
- (14) Director and city engineer may establish administrative rules for allowing partial credit for pervious paving materials.

The following optional features may be used alone or in combination to increase the allowed height and floor area ratio (FAR) up to the maximum limits identified in Table 2 (subsection (D) of this section). Table 3 below identifies the allowed FAR bonus and any additional requirements pertaining to the described bonus feature.

Table 23: Development Intensity Bonus Options

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
1. Parallel Road Network	1.5	Dedication and construction of those portions of the adopted parallel road network that are within or adjacent to the subject property. Design shall be consistent with the adopted street standards, including, but not limited to, travel lanes, on-street parking, landscaping and sidewalk.
2. Significant Public Plaza or Public Green Space	1.25	Available in the Town Center district only, and at the discretion of the director. Location and design shall be consistent with Town Center and Meridian Avenue Corridor master plan, and, if possible, complementary to any planned public plaza or development. Must be a minimum of five percent of the interior floor area of the development and no less than 1,500 square feet. This bonus must be in addition to any pedestrian-oriented space as required in subsection (F) of this section and EMC 18.95.030 or as required by any underlying land use approval. Plazas and green spaces shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
3. Through Block Connection or Alley Enhancement	1.0	A pedestrian walkway and accompanying landscaping that shall be at least 15 feet wide and extend along a property line or through a site to allow the public to pass from one street to another street or an alley. The surface shall consist of stone, unit pavers, textured concrete, permeable pavement, or other material approved by the community development director or designee, with pedestrian scale lighting at least every 50 feet. Walkways and landscaping shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
4. Mixed Use Development	1.0	Ground floor commercial with minimum of 12 feet in height measured from finished floor to finished ceiling and residential uses on upper floors at or above minimum

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
		residential density. Note additional required standards for pedestrian-oriented ground floor commercial in No. 8 below shall also apply.
5. Structure Parking, Below Grade	1.0	At least 80 percent of the parking shall be contained within a structure that is below grade.
6. Affordable Housing	1.0	For all new development within the Town Center, total square footage may be increased by two square feet for every one square foot of affordable housing (for a maximum of 1.0 FAR in bonus) provided an affordable housing plan (AHP) is developed and submitted to the director for review and approval. The developer shall commit to implementing the AHP as a part of a signed comprehensive development agreement with the city. This agreement shall be reviewed by a housing consultant or nonprofit group at the expense of the applicant with recommendations made to the director prior to any city commitment to that agreement.
7. Other Public Plaza or Public Green Space	0.75	Location and design shall be consistent with Town Center and Meridian Avenue Corridor master plan and any planned public plaza or development. Must be a minimum of two percent of the interior floor area of the development and no less than 500 square feet. This bonus must be in addition to the minimum pedestrian-oriented space requirement in subsection (F) of this section and EMC 18.95.030. Plazas and green spaces shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
8. Ground Floor Pedestrian-Oriented Commercial	0.75	Ground floor commercial with minimum of 12 feet in height measured from finished floor to finished ceiling. Buildings shall include windows with clear vision glass on at least 50 percent of the area between two and 12 feet above grade for all ground floor building facades that are visible from an abutting street. Weather protection with a minimum of six feet in depth shall be provided over sidewalks and pedestrian connections on 80 percent of the length of the building frontage. This bonus feature may not be used in conjunction with No. 3 above.
9. Structured Parking, At Grade or Above Grade	0.75	At least 80 percent of the parking shall be contained within a structure. The structure may be part of the building or a separate structure. The structure shall be designed to minimize visibility of the parking area from the street. The street level floor shall be mixed use.
10. LEED Gold Certification (or Better)	0.75	As certified by the USGBC. Applicant is responsible for providing LEED precertification submittal documentation and annotated checklist to the city. City will review documentation at the applicant's expense. If accepted, the city will make this a condition of approval of the subsequent building permit.
11. Multi-Modal Pathway	0.5	A pathway for the movement of pedestrians and bicyclists that is consistent with the Town Center and Meridian Avenue Corridor master plan, transportation plan, and city's parks and recreation plan and approved by city staff. Pathways shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
12. Public Meeting Room	0.5	Available in the Town Center district only. A room available to the community for meetings and events. The size shall be a minimum of 500 square feet, with windows on at least one side and shall be directly accessible from the outside or by a controlled lobby that allows public access.
13. LEED Silver Certification	0.5	As certified by the USGBC. Applicant is responsible for providing LEED precertification submittal documentation and annotated checklist to the city. City will review documentation at the applicant's expense. If accepted, the city will make this a condition of approval of the subsequent building permit.
14. Water Feature	0.25	A decorative water feature shall be equivalent to at least one percent of the project's construction cost and shall be directly accessible and visible to the public by being adjacent to a plaza, sidewalk, pathway or through-block connection. Documentation shall be provided of construction value and the cost of the water feature.
15. Exterior Art Element	0.25	Exterior art element shall be equivalent to at least one percent of the total value of the project's construction cost. Such elements include but are not limited to sculptures, bas-reliefs, metalwork and murals. Documentation shall be provided of the construction value and the value of the art as appraised by an art appraiser. Art elements shall be visible to the public at all times and will be reviewed and approved by an arts body designated by the city.

E. Design Standards.

1. Site and Building Design. Site and building design standards shall be required for all development as set forth in Chapter 18.95 EMC. Where the standards in Chapter 18.95 EMC conflict with the standards in this section, the development standards contained in this section shall control.

2. Street Design. Location, design and configuration of all streets shall be in accordance with the adopted street standards contained in EMC Title 12, Streets, Sidewalks and Public Spaces.

F. Open Space Requirements.

1. Applicability. New development within the Town Center (TC), Business Park (BP), Commercial (C), and Mixed Use Residential (MUR) zoning districts shall be required to meet the open space requirements in this subsection.

2. Numeric Standards. All new development shall provide accessible public space equivalent to one and one-half percent of the gross floor area of all structures. The design and location of public spaces shall consider the design and location of public spaces on adjacent properties and if feasible shall be oriented and connected to those spaces pursuant to the concepts presented in the Town Center and Meridian Corridor master plan.

3. If it can be demonstrated by the applicant to the satisfaction of the director that a required public space is adjacent to, integrated with and can be accessed from a public space on an adjoining property, this requirement may be reduced to one percent of gross floor area.

4. All required public spaces shall be oriented towards, and have direct connections (both physical and visual) to, a public street.

5. Where public spaces are integrated into new development, or where new development abuts an existing or planned public plaza, the primary building entrance shall be oriented towards or connected to that plaza.

G. Landscaping.

1. Applicability. The requirements of EMC 18.90.090 shall apply to the TC, C, MUR and BP zones, except as provided in this subsection. Please also see Chapter 18.95 EMC for applicable design standards. Where landscape regulations in this section conflict with the provisions in EMC 18.90.090 or Chapter 18.95 EMC, the regulations in this subsection shall control. Please note: Where this section is silent on a specific requirement, such as irrigation requirements or minimum standards for plantings, the standards contained in EMC 18.90.090 and 18.95.050 shall apply. The standards contained in EMC 18.90.090(G) (Landscaping Types) are specifically modified by this subsection and the standards contained in EMC 18.90.090(H) (Landscaping Regulations by Zoning Districts) do not apply to TC, C, MUR and BP zones.

2. Street Frontages. In addition to landscape standards contained below, five percent of the total area between the building facade and the curb shall be landscaped. Within the BP zoning district 10 percent of the total area between the building facade and curb shall be landscaped. This shall be in addition to street trees and landscaping provided in public spaces and parking lots that are required in other subsections.

a. Required landscaping may be planted within planting areas surrounding trees, in raised planters, and on vegetative walls mounted to the ground-level building facade. Landscaping shall incorporate LID systems to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

b. Where a building or portion of a building is located more than 10 feet from a public sidewalk or usable public space, all area between the building and the public sidewalk that is not used for vehicle or pedestrian access, circulation, parking or seating shall be landscaped.

c. Potted landscape material may be substituted for required landscaping in areas designed for outdoor eating with the approval of the department.

3. Public Spaces. A minimum of 15 percent of the total area of a public space, such as a courtyard or plaza, shall be landscaped.

4. Surface Parking Areas. Surface parking areas shall be landscaped as set forth in EMC 18.90.090.

5. Street Frontages. Street frontage design and landscaping shall be provided as contained in Chapter 18.95 EMC and EMC Title 12, Streets, Sidewalks and Public Places.

6. Landscape Buffers – Standards and When Required.

a. Development in the TC, C and MUR zoning districts shall provide a minimum 20-foot Type IV landscape buffer where they abut Single-Family zoning districts or 15 feet of Type I landscaping where they abut Mixed Residential or Public zoning districts. The director may waive or modify this requirement for pedestrian-oriented development adjacent to the Public zoning district where consistent with the purpose of this section.

b. Development in the BP zoning district shall provide a minimum 25-foot Type IV landscape buffer where it abuts Single-Family or Public zoning districts. In addition, 15 feet of Type I landscaping shall be provided between adjacent BP zoned properties.

c. Commercial or light industrial development in the C and MUR zoning districts shall provide a minimum 10-foot-wide Type I landscape buffer adjacent to the TC zoning district. The director may waive this requirement for pedestrian-oriented commercial development that includes a minimum of 50 percent of the lot frontage occupied by a building. Landscaping for surface parking areas shall still apply.

d. A minimum of a 10-foot Type I landscape buffer shall be provided between more intensive zones and the MUR, and along abutting properties in the MUR district. The director may waive or modify this requirement for pedestrian-oriented commercial development that includes a minimum of 50 percent of the lot frontage occupied by a building or for abutting residential development in the MUR zone in common ownership. Required landscaping for surface parking areas is required in accordance with EMC 18.90.090 and Chapter 18.95 EMC.

7. Special Landscaping in the Business Park (BP) Zone. In order to achieve the urban design intent and provide an environment suitable to a wide range of employment uses, a minimum of 20 percent of the total site area in the BP zone shall be landscaped.

8. Tree Preservation and Protection Standards.

a. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation, provided mixed use development shall be considered commercial development for the purposes of the tree retention standard contained in EMC 18.90.180(C)(2)(c)(iv).

b. The director shall have the authority to reduce the required tree replacement ratio where such requirement would conflict with the urban design intent of this section and applicable design provisions of Chapter 18.95 EMC.

c. If the standards contained in Chapter 18.95 EMC are modified, the director shall at a minimum ensure that representative native vegetation is retained or replanted totaling at least five percent of the site area and that such landscaping is provided in excess of the requirements contained in this section.

H. Parking, Access and Circulation.

1. Applicability. Parking facilities and access drives shall be designed in accordance with EMC 18.90.130, except as provided below.

a. Where a conflict exists between the standards contained in EMC 18.90.130 and the standards contained in this section, the standards contained in this section shall control.

b. If this subsection does not specify a parking requirement for a land use, the director shall establish the minimum requirement based on a study of anticipated demand as provided in EMC 18.90.130(C)(8).

2. Purpose. The purpose of this subsection is to provide adequate parking for all allowed uses; to reduce demand for parking by encouraging alternative transportation such as rideshare, public transit, bikes and pedestrian mobility; to promote a “park once and walk” strategy and to ensure the location and design of parking facilities is consistent with urban design and economic development goals.

3. Parking Location.

- a. Site design, including parking lot and building location, shall comply with the minimum lot frontage requirements in subsection (D) of this section.
- b. A parking lot shall not be located on a corner where two streets intersect.
- c. Within the TC zone, a parking lot shall not be located between the principal building and the street, adjacent to a park or open space or at a street terminus.
- d. Within the TC zone, parking structures shall contain ground level commercial uses.
- e. Within the C, MUR and BP zones, parking structures that front on a street that are not part of a residential or mixed use building shall contain ground level commercial uses.

4. Parking Facility Design and Integration. It is the city’s intent to encourage the integration and connection of parking facilities, including shared parking and physical connections between parking facilities in adjoining developments. Applicants shall demonstrate how they meet this objective, including shared parking, or document why it is not feasible to do so. Please see Chapter 18.95 EMC, Design Standards, for additional urban design requirements for parking facilities.

5. Minimum Parking Requirements. Except as provided in subsection (H)(9) of this section, off-street parking areas shall contain the minimum number of parking spaces as stipulated in ~~the following table~~EMC 18.90.130(G). ~~Off street parking ratios expressed as number of spaces per square foot means the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets or restrooms. If the formula for determining the number of off street parking spaces results in a fraction, the number of off street parking spaces shall be rounded to the nearest whole number with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.~~ Please note that maximum parking requirements as contained in subsection (H)(10) of this section also apply.

~~Table 34: Minimum Parking Requirements~~

Land Use	Minimum Parking Spaces Required
Residential-	
Dwelling unit, multifamily:	
Studio and one bedroom units	1 per dwelling unit*
Two bedroom units	1.5 per dwelling unit*
Three bedroom units	2 per dwelling unit*
Dwelling unit, single family:	
Dwelling unit, single family attached	2 per dwelling unit (tandem spaces allowed)
Dwelling unit, single family detached	2 per dwelling unit
Dwelling unit, accessory or cottage housing	1 per dwelling unit
Retail/Wholesale Trade and Services	
Retail trade and services (nonfood) other than listed below	3 per 1,000 square feet**

Land Use	Minimum Parking Spaces Required
Nonfood retail in mixed-use development, less than 5,000 square feet and less than 40% of the gross floor area of the development	No off-street parking required**
Food stores, in mixed-use development, less than 15,000 square feet and less than 40% of the gross floor area of the development	3 per 1,000 square feet**
Food stores, other than above	4 per 1,000 square feet, plus additional parking as provided below for restaurant portion if applicable
Restaurants	1 per 100 square feet in dining, lounge and customer-ordering area
Gasoline service stations	3 per facility plus 1 per 300 square feet of store
General Services	
General services	3 per 1,000 square feet
Professional office	3 per 1,000 square feet
Exceptions:	
Hotel/motel	1.1 per bedroom
Home occupation, including live/work	1 stall in addition to requirement for primary use
Industrial/Manufacturing	
Light industrial/manufacturing	1 per 1,000 square feet, plus additional parking for office or retail areas as noted elsewhere in this table
Culture/Recreation/Religious	
Performing arts/museum/theater	1 per 3 fixed seats, plus 2 spaces for every 3 employees
Church or group assembly	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Outdoor recreation/indoor recreation/health club	Director determines based on a parking study
Health Services	
Hospital	1 per bed
Medical office or emergency care facility	5 per 1,000 square feet
Nursing and personal care facility	1 per 4 beds
Other	
Government office	3 per 1,000 square feet
All others not specifically listed	Director determines based on a parking study
*Plus guest parking amounting to one extra space for every 10 dwelling units rounded upward to the nearest multiple of 10.	
**The applicant may demonstrate through a traffic study that on-street parking is adequate to wholly or partially fulfill this parking requirement. Off-street parking may be required based on the review of this study.	

6. Loading Areas. Please see EMC 18.90.130(D).

7. Disabled Parking. Please see Chapter 19.27 RCW, State Building Code, and Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Disabled.

8. Bike Parking. In any development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type facilities unless otherwise specified.

a. One bicycle parking space shall be provided for every 12 motor vehicle parking spaces, except as follows:

i. The director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.

ii. The director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination shall include but not be limited to the following uses: park, library, museum, school, sports club or retail business located along a developed trail or designated bicycle route.

b. Bicycle parking shall be located within 100 feet of the principal building and directly adjacent to a sidewalk or pedestrian walkway that connects directly to building entrance(s).

c. Bicycle frame or wheels to be locked to a structure attached to the pavement.

d. All bicycle parking and storage shall be located in safe, visible areas that do not impede traffic flow and shall be well lit for nighttime use.

e. When more than 15 people are employed on site, bicycle storage facilities for employees shall be provided. The director shall allocate the required number of parking spaces between bike rack parking and enclosed locker-type facilities.

f. One secured bicycle storage space shall be provided for every two dwelling units in attached single-family and multifamily units, unless individual garages are provided for every unit. The director may reduce the number of bike rack parking spaces if indoor storage facilities are available to all residents.

9. Parking Reductions. The amount of off-street parking required by subsection (H)(5) of this section may be reduced by an amount determined by the director pursuant to the provisions below.

a. Car Share Parking. Required parking for multifamily residential developments (or the residential portion of mixed use developments) containing more than 30 units may be reduced by three spaces for each one dedicated car share space. A signed agreement between the property owner and car share provider must be submitted for approval of the parking reduction.

b. Shared-Use Parking. Developments may receive a reduction in required parking of up to 20 percent of the minimum parking requirements, provided:

i. The total parking area exceeds 5,000 square feet;

ii. The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no building or use involved is more than 800 feet from the most remote shared facility;

iii. The total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use;

iv. The director may increase the reduction where compelling evidence is provided in a parking study submitted by the applicant that the proposed reduction is warranted. See criteria in EMC 18.90.130;

v. A covenant or other contract for shared parking between the cooperating property owners is approved by the director. This covenant or contract must be recorded with the Pierce County auditor's office as a deed restriction on both properties and cannot be modified or revoked without the consent of the director; and

vi. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the director or provide the full amount of required off-street parking for each

use, in accordance with the requirements of this chapter, unless a satisfactory alternative remedy is approved by the director.

- c. Transit Availability. The director may reduce the number of required off-street parking spaces when one or more scheduled transit routes provide service within 750 feet of the site. The amount of the reduction shall be based on the number of scheduled transit runs between 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. each weekday up to a maximum reduction of two percent for each transit run up to a maximum of 20 percent.

10. Maximum Parking Requirements. ~~Please see 18.90.130(G). Parking for a specific use in zones covered by this section shall be limited to no more than 50 percent greater than the minimum parking requirement required above. Exceptions to this parking maximum include:~~

~~a. Parking spaces are provided above/below grade.~~

~~b. If the director determines additional off-street parking spaces are warranted based on a parking study. In making such a decision, the director shall also consider whether the proposal is consistent with the stated purposes, objectives, goals or policies established in this section and the design standards. The director shall also have the authority to restrict parking for a specific use to an amount that is less than the maximum amount allowed in this section if the proposal would substantially conflict with the stated purposes, objectives, goals or policies contained in the Edgewood comprehensive plan and similar plans and policy documents as adopted by the city of Edgewood.~~

11. Transit Facilities. All development shall provide transit facilities as provided in EMC 18.90.130(E)(2).

12. Parking Stall and Aisle Design and Access. Please see EMC 18.90.130(C)(5). (Ord. 17-496¹ § 2; Ord. 16-482 § 2 (Exh. F); Ord. 14-426 § 2 (Exh. A); Ord. 14-414 § 2 (Exh. A); Ord. 13-397 § 2 (Exh. A); Ord. 11-359 § 6 (Exh. C); Ord. 10-346 § 7; Ord. 09-323 § 4; Ord. 08-305 § 2; Ord. 08-301 § 3; Ord. 07-284 § 1; Ord. 06-268 § 1; Ord. 03-203 § 1).

18.80.090 Business Park zoning district.

Repealed by Ord. 11-359. (Ord. 09-323 § 5; Ord. 06-268 § 1; Ord. 03-203 § 1).

18.80.100 Industrial zoning district.

A. The Industrial (I) zoning district provides for regional research, light manufacturing, warehousing, and other major regional employment uses. industrial lands are limited to areas where regional transportation access is available.

B. Primary Permitted Uses. ~~For permitted uses within the Industrial zoning district see Chapter 18.70 Land Use Table. The following uses are permitted within the Industrial zoning district, subject to planning approval and all applicable development permits:~~

~~1. Industrial (I).~~

~~a. Agricultural Uses.~~

~~i. Agricultural sales (Level 1).~~

~~ii. Crop production (Level 1/2).~~

~~b. Civic Uses.~~

~~i. Health services.~~

~~ii. Safety services and animal control (Level 1/2).~~

~~iii. Utility or public maintenance facilities (Level 1/2).~~

~~c. Utilities Uses.~~

- ~~i. Communications facilities (Level 1).~~
- ~~ii. Electrical facilities (Level 1).~~
- ~~iii. Natural gas facilities.~~
- ~~iv. Sanitary sewage collection facilities.~~
- ~~v. Stormwater facilities (Level 1).~~

~~d. Office/Business Uses.~~

- ~~i. Administrative and professional offices (Level 1/2/3).~~
- ~~ii. Private training school (Level 1/2).~~

~~e. Commercial Uses.~~

- ~~i. Building/garden supply and nurseries (Level 1/2/3).~~
- ~~ii. Bulk fuel dealers.~~
- ~~iii. Business services.~~
- ~~iv. Buy-back recycling center.~~
- ~~v. Eating and drinking establishment (Level 1/2/3).~~
- ~~vi. Food stores (Level 1).~~
- ~~vii. Lodging (Level 3).~~
- ~~viii. Motor vehicle service and repair (Level 2/3).~~
- ~~ix. Motor vehicle and construction equipment rental (Level 1/2).~~
- ~~x. Personal services (Level 2).~~
- ~~xi. Storage.~~
- ~~xii. Rental and repair services (Level 1/2).~~
- ~~xiii. Sales of general merchandise (Level 1/2/3/4).~~
- ~~xiv. Sales of secondhand property (Level 2).~~

~~f. Industrial Uses.~~

- ~~i. Manufacturing and major assembly.~~
- ~~ii. Limited manufacturing/assembly (Level 1/2/3/4).~~
- ~~iii. Food and related products (Level 1/2).~~
- ~~iv. Industrial services.~~
- ~~v. Printing and publishing (Level 1/2/3/4).~~

- ~~vi. Warehousing, distribution and freight movement (Level 1/2).~~
- ~~vii. Contractor yards.~~
- ~~viii. Motion picture production studios.~~
- ~~ix. Research, development, and laboratories (Level 1/2/3/4).~~
- ~~g. Commercial accessory uses.~~
- ~~h. Industrial accessory uses.~~

~~C. Administrative Uses. The following uses are permitted within the Industrial zoning district, subject to approval of an administrative use permit and all applicable development permits:~~

- ~~1. Industrial (I).~~
 - ~~a. Agricultural Uses.~~
 - ~~i. Crop production (Level 3).~~
 - ~~b. Civic Uses.~~
 - ~~i. Open space/recreation (Level 1).~~
 - ~~ii. Transportation (Level 1/2/4).~~
 - ~~iii. Social services (Level 1).~~
 - ~~c. Utilities Uses.~~
 - ~~i. Communications facilities (Level 2).~~
 - ~~ii. Electrical facilities (Level 2).~~
 - ~~iii. Waste/recycling transfer facilities (Level 1/2).~~
 - ~~iv. Water supply facilities (Level 1).~~
 - ~~d. Commercial Uses.~~
 - ~~i. Amusement and recreation (Level 1/2/3).~~
 - ~~ii. Funeral services (Level 1).~~
 - ~~iii. Eating and drinking establishment (Level 4).~~
 - ~~iv. Pet sales and services (Level 1/2).~~

~~D. Conditional Uses. The following uses are permitted within the Industrial zoning district, subject to approval of a conditional use permit and all applicable development permits:~~

- ~~1. Industrial (I).~~
 - ~~a. Civic Uses.~~
 - ~~i. Education (Level 3).~~
 - ~~ii. Postal services (Level 3).~~

- ~~iii. Transportation (Level 4).~~
- ~~b. Utilities Uses.~~
 - ~~i. Communications facilities (Level 3).~~
 - ~~ii. Electrical facilities (Level 3).~~
 - ~~iii. Organic waste processing facilities.~~
 - ~~iv. Stormwater facilities (Level 2/3).~~
 - ~~v. Waste/recycling transfer facilities.~~
 - ~~vi. Water supply facilities (Level 2/3).~~
- ~~c. Commercial Uses.~~
 - ~~i. Personal services (Level 1).~~

EC. In addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Industrial zoning district:

1. Lot development is subject to stormwater and other requirements for the Industrial zoning district and shall not exceed the following standards for lot coverage and impervious surface:
 - a. Lot coverage: 80 percent;
 - b. Effective impervious surface: 85 percent; and
 - c. Hard surface area: 90 percent.
2. The minimum distance setbacks for the Industrial zoning district shall be as follows:
 - a. Minimum front yard/street setback: 25 feet.
 - b. Minimum arterial and state highway setback: 25 feet.
 - c. Minimum rear building setback: 25 feet.
 - d. Minimum interior setback: zero feet.

Additional setback requirements are provided in EMC 18.90.150, Setback standards.

3. The maximum building height in the Industrial zoning districts shall be 35 feet (see EMC 18.90.070, Height standards).
4. Design features shall be required for commercial uses as set forth in Chapter 18.95 EMC, Design Standards.
5. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation.
6. Landscaping shall be provided as set forth in EMC 18.90.090, Landscaping, as it applies in their appropriate zones.
7. Parking shall conform to the requirements of EMC 18.90.130, Parking.
8. Signage shall conform to the requirements of Chapter 18.97 EMC, Sign Code. (Ord. 16-482 § 2 (Exh. F); Ord. 09-323 § 6; Ord. 06-268 § 1; Ord. 03-203 § 1).

18.80.110 Public zoning district.

A. The Public (P) zoning district provides for moderate-scale and large-scale activities relating to the purpose of state and local governmental entities and semi-public institutions providing necessary public services. The designation allows for the specialized needs of providing public services to all areas of Edgewood.

~~B. For permitted uses within the Public zoning district see Chapter 18.70 Land Use Table. The following uses are permitted within the Public zoning districts, subject to planning approval and all applicable development permits:~~

~~1. P Zoning District.~~

~~a. Civic Uses.~~

~~i. Open space/recreation (Level 1/2/3/4/5).~~

~~ii. Safety services and animal control (Level 1).~~

~~b. Utilities Uses.~~

~~i. Communications facilities (Level 1).~~

~~ii. Electrical facilities (Level 1).~~

~~iii. Natural gas facilities.~~

~~iv. Sanitary sewage collection facilities.~~

~~v. Stormwater facilities (Level 1).~~

~~c. Office/Business Uses.~~

~~i. Administration and professional offices (Level 1/2/3).~~

~~d. Commercial Uses.~~

~~i. Eating and drinking establishment (Level 1).~~

~~C. The following uses are permitted within the Public zoning district, subject to approval of an administrative use permit and all applicable development permits:~~

~~1. P Zoning District.~~

~~a. Civic Uses.~~

~~i. Administrative government facilities and services (Level 1/2/3).~~

~~ii. Transportation (Level 1).~~

~~iii. Social services (Level 1).~~

~~b. Utilities Uses.~~

~~i. Communications facilities (Level 2).~~

~~ii. Electrical facilities (Level 2).~~

~~iii. Waste/recycling transfer facilities (Level 1).~~

~~iv. Water supply facilities (Level 1).~~

~~D. The following uses are permitted within the Public zoning district, subject to approval of a conditional use permit and all applicable development permits:~~

~~1. P Zoning District.~~

~~a. Civic Uses.~~

~~i. Education (Level 1/2).~~

~~ii. Health services.~~

~~iii. Postal services (Level 1/2).~~

~~iv. Utility or public maintenance facilities (Level 1/2).~~

~~b. Utilities Uses.~~

~~i. Communications facilities (Level 3).~~

~~ii. Electrical facilities (Level 3).~~

~~iii. Stormwater facilities (Level 2/3).~~

~~iv. Water supply facilities (Level 2/3).~~

~~c. Commercial Uses.~~

~~i. Amusement and recreation (Level 1/2).~~

~~ii. Funeral services (Level 3).~~

EC. Development Standards.

1. Because of the nature of the typical uses characterizing this use type and the high need for flexibility in siting and operating public facilities, general development standards shall be determined by the community development director or designee on a case-by-case basis considering the type and intensity of the proposed use, adjacent uses and zoning, environmental issues, site design, and/or type and construction of buildings.
2. Where master plans are utilized, the master plan for each facility or coherent group of facilities shall specifically state the type and level of uses proposed therein.
3. Design features shall be required as set forth in Chapter 18.95 EMC, Design Standards.
4. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation.
5. Landscaping shall be provided as set forth in EMC 18.90.090, Landscaping, as it applies in their appropriate zones.
6. Parking shall conform to the requirements of EMC 18.90.130, Parking.
7. Signage shall conform to the requirements of Chapter 18.97 EMC, Sign Code. (Ord. 16-482 § 2 (Exh. F); Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.80.120 Reserved.
(Ord. 03-203 § 1).

¹ Ord. 17-496 did not include 18.80.080(A), (B), (C), (C)(2), (C)(3) or (D). These subsections have been retained as per the intent of the city.

Chapter 18.90

DEVELOPMENT STANDARDS – CITYWIDE APPLICABILITY **Amended Ord. 20-0572**

Sections:

- 18.90.010 Purpose.
- 18.90.015 *Repealed.*
- 18.90.020 Accessory buildings.
- 18.90.030 *Repealed.*
- 18.90.040 Density standards.
- 18.90.050 *Reserved.*
- 18.90.060 Fences, bulkheads, and retaining walls.
- 18.90.070 Height standards.
- 18.90.080 Housing incentives program.
- 18.90.090 Landscaping.
- 18.90.100 Lot standards.
- 18.90.110 Nonconformities.
- 18.90.120 Outdoor storage.
- 18.90.130 Parking.
- 18.90.140 Performance standards. **Amended Ord. 20-0572**
- 18.90.150 Setback standards.
- 18.90.160 *Repealed.*
- 18.90.170 Streetscapes.
- 18.90.180 Tree preservation.
- 18.90.190 Accessory dwelling units.

18.90.080 Housing incentives program.

A. The city is responsible for establishing regulations that will result in a variety of housing opportunities. To that end, the city's comprehensive plan contains policies designed to encourage affordable and special needs housing. Not only are a number of regulatory tools available to help stimulate the development of desired housing in the city, but some of these tools offer an additional benefit to the city as a whole in dispersing "qualified" housing such as affordable units throughout the city.

B. This section applies, at the developer's option, to land use applications for housing in identified zones below, except the construction of a single-family dwelling on one lot that can accommodate only one dwelling based upon the underlying zoning designation. This section shall not apply to [adult family homes](#), nursing [homes and residential care facilities](#), assisted living facilities and all group homes.

C. All housing developed under these standards shall meet all applicable federal, local, and state guidelines and requirements for limiting occupancy to identified qualified groups.

D. Inclusionary Density Bonuses.

1. In return for the inclusion of a number of on-site units dedicated to serving low-income and/or below market rate persons, one-half additional, on-site market-rate unit is permitted as a bonus for each qualified unit, to the extent that no more than a maximum total of 150 units are provided throughout the city. This must not exceed the prescribed density above the maximum density permitted in the underlying zoning district as shown below; provided, that only one-half bonus unit may be awarded per qualified unit, no matter how many qualifying categories it serves as shown in the table below.

Table 4 Density Bonus

Zone	Permitted Density	Density Bonus	Maximum Density
Mixed Residential 1	4 dua	2 dua	6 dua
Mixed Residential 2	8 dua	4 dua	12 dua
Mixed Use Residential	6 dua	3 dua	9 dua
Commercial	8 dua	4 dua	12 dua
Town Center	10 dua	5 dua	15 dua

For the purpose of this section only, fractions of 0.5 or greater shall be rounded up to the nearest whole number when calculating the number of dwelling units or residential building lots that are permitted to be constructed.

2. Prior to the final approval of any land use application for which density bonuses are being sought, the owner of the affected parcel shall deliver to the city a duly executed covenant running with the land, in a form approved by the city attorney. The owner/applicant shall be responsible for the cost of preparing and recording the covenant and the owner/applicant or subsequent owner or operator shall be responsible for administering the covenant. The commencement date shall be the date that the first lease agreement with a renter within an applicable qualification group becomes effective.

3. The qualified units constructed under these provisions shall be integrated and dispersed within the development for which the density bonus is granted. The physical segregation of qualified housing units from unqualified market-rate housing units, or the congregation of qualified housing units into a single physical portion of the development is prohibited.

4. The size of the qualified units constructed under the provisions of this chapter shall be proportionate to the size of the units contained in the entire project (i.e., if 50 percent of the units in the project are one-bedroom units and 50 percent are two-bedroom units, then the qualified units shall be divided equally between one- and two-bedroom units).

5. If a project is to be phased, the proportion of qualified units to be completed with each phase shall be determined as part of the phasing plan approved by the community development director or designee.

E. A preapplication conference will be required for any land use application that includes a proposal for a density bonus under this program. Density bonus proposals shall be reviewed and approved concurrently with the related primary land use application and shall follow the established procedures for review and appeal, if necessary, of the permit type.

F. The community development department shall maintain a list of all qualified units created under this program. In conjunction with comprehensive plan review and amendment processes, the level and type of unit production and other factors relating to this program shall be evaluated to gauge how effectively these regulations are functioning and to direct necessary adjustments in the program. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.90.130 Parking.

A. The purpose of this section is to regulate parking and loading activities in order to improve traffic circulation and contribute to the public health, safety, general welfare and aesthetics of the city of Edgewood by providing sufficient on-site areas for the maneuvering and parking of motor vehicles. Furthermore, it is the intent of this section to allow the provision of sufficient off-street parking to meet the needs of urban development, but not an excess surplus of spaces, and to promote more efficient use of the city's transportation facilities by encouraging the movement of people from place to place via alternative modes of transportation to the single occupancy vehicle.

B. This section is applicable to all new developments and all alterations and additions to, or expansion of, existing developments in the city of Edgewood, except for single-family residences.

C. Parking Standards.

1. Where any structure is enlarged, expanded, erected, major exterior remodeled, or the use is changed, off-street parking spaces shall be provided for said expansion or enlargement in accordance with this section. A change in use in an existing structure may require additional off-street parking spaces as set forth in this section.
2. In the case of a use that is not specifically mentioned in this section, the requirements for off-street parking facilities shall be determined by the community development director or designee based upon the requirements for the most comparable use specified in this section; or, where in the opinion of the community development director or designee no comparable use exists, based upon a reasonable rationale provided an official determination written to the applicant. The community development director or designee may require that the applicant conduct a parking study to evaluate the parking needs associated with a proposed use.
3. All areas used for parking, maneuvering, circulation, pedestrian access, and loading or unloading shall be paved with asphalt or concrete (either conventional or permeable) and shall be improved and available for use at the time of final building inspection. Pervious alternative materials that meet LID standards (e.g., pervious asphalt, etc.) shall be used to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM). Refer to the PCM and associated guidance documents for additional information, restrictions, and standards for alternative paving materials.
4. Off-street parking facilities shall be located on the same property as the use they are required to serve and within 300 feet of the use. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.
 - a. For a nursing home, assisted living facility, convalescent home, or group home, the parking facilities shall be located within 100 feet of the building they are required to serve.
 - b. *Repealed by Ord. 10-336.*

5. Size and Access.

- a. A standard parking space shall have a minimum width of nine feet and a minimum length of 18 feet. Compact stalls shall have a minimum width of eight and one-half feet and a minimum length of 15 feet (see Figure 6).
- b. Up to 30 percent of the required parking for a development may consist of compact stalls. No more than four compact stalls may be adjacent to each other, and the compact stalls shall be evenly dispersed throughout the parking area and clearly identified with permanent marking on the pavement as approved by the community development director or designee.
- c. Two-way drive aisles shall have a minimum width of 24 feet where providing access to spaces at a 90-degree angle to the drive aisle, and 20 feet where spaces are at angles of 70 degrees or less to the drive aisle. One-way drive aisles shall have a minimum width of 20 feet where providing access to spaces at a 90-degree angle to the drive aisle. Where spaces are at angles of 70 degrees or less to the drive aisle, the standards listed in Table 3 shall apply:

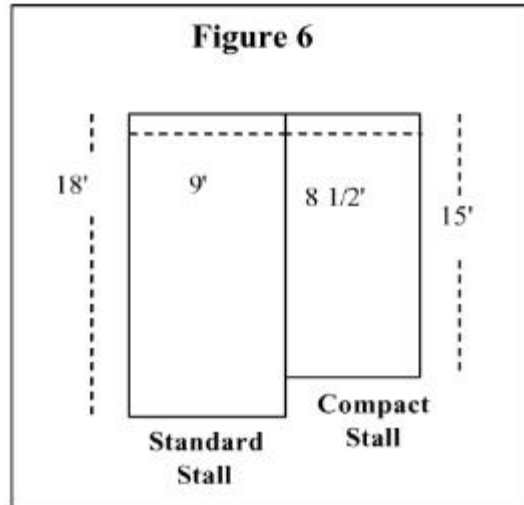


Table 3

Parking Angle	Minimum One-Way Aisle Width
50 degrees or less	15'
55	16'
60	17'
65	18'
70	19'

d. Except for a single-family dwelling, groups of more than two parking spaces shall be provided with adequate aisles or turnaround areas so that all vehicles may enter the street in a forward manner. More than three parking spaces shall be served by a driveway designed and constructed to facilitate the flow of traffic on and off the site, with due regard to pedestrian and vehicle safety, and which shall be clearly and permanently marked and defined.

e. Driveways, aisles, turnaround areas, and ramps shall have a minimum vertical clearance of 14 feet for their entire length and width but such clearance may be reduced in parking structures.

f. For the purpose of loading and unloading children, one-way driveways with a continuous forward flow design shall be located on the site of schools and daycares which have a capacity greater than 50 children.

g. Wheel stops, a minimum of two feet from any obstruction or the end of the parking stall, shall be required in the following locations:

- i. Where the parking stall abuts a building or where vehicles may overhang a property line;
- ii. Where the parking stall abuts a raised pedestrian walkway of less than eight feet in width;
- iii. Where a parking stall abuts any physical object that may be impacted, such as light standards, fire hydrants, fences, power vaults, utility poles, etc.;
- iv. Where a hazardous grade difference exists between the parking area and the abutting property;
- v. Where the parking stall abuts an LID system;

vi. Where hazardous situations may exist as determined by the community development director or designee.

h. Multiple-level parking structures developed either as a single use structure or as parking incorporated into a structure shall be designed and laid out in accordance with the dimension and numeric requirements of this section.

6. Unit of Measurement.

a. Where stationary, nonmovable seating is used by patrons or spectators in places of assembly, each 20 inches of width shall count as one seat for the purpose of determining requirements of off-street parking facilities under this section.

7. Where off-street parking is required, a plan indicating how the off-street parking and loading requirement is to be provided and shall accompany the application for a development permit. Applications for single-family dwellings are exempt from the requirements of this section. The plan shall show all those elements necessary to indicate that these requirements will be fulfilled including but not limited to:

- a. Location and dimensions of LID systems (if applicable);
- b. Delineation and dimensions of individual parking spaces, both regular and compact spaces, and loading and unloading areas;
- c. Dimensions of circulation and maneuvering areas necessary to serve spaces;
- d. Access to streets, alleys, and properties served;
- e. Curb cuts and curb placement;
- f. Dimensions, continuity and substance of landscaping and screening;
- g. Grading, drainage, surfacing and subgrading details;
- h. Delineation of all structures or other obstacles to parking, circulation and visual clearance on the site;
- i. Specifications as to location of signs and wheel stops;
- j. Sidewalks and pedestrian pathways;
- k. Vision clearance areas for all points of ingress and egress.

8. Parking Study Requirements. When directed by the community development director or designee, the applicant will prepare a parking study evaluating the parking needs associated with a proposed use. This study will contain a recommendation of effective parking management strategies to improve traffic circulation and contribute to the public health, safety, general welfare and aesthetics of the city of Edgewood by providing sufficient on-site areas for the maneuvering and parking of motor vehicles. This study shall have all the elements necessary to indicate that parking needs have been mitigated including, and not limited to:

- a. Existing parking conditions.
- b. Parking supply.
- c. Parking utilization data.
- d. Parking demand.
- e. Parking capacity.
- f. Average parking duration.

- g. Other jurisdictions' parking policies.
 - h. Comparison of minimum parking requirements.
 - 9. Accessible parking for persons with disabilities shall be provided consistent with state and federal regulations.
 - 10. Parking areas shall meet the applicable landscaping requirements of EMC 18.90.090, Landscaping.
 - 11. Parking areas shall meet the applicable landscaping requirements of Chapter 18.95 EMC, Design Standards.
- D. Any building that is erected or enlarged shall provide a minimum of one off-street or off-alley loading area.
 - 1. The minimum area required for commercial and industrial loading spaces is as follows:
 - a. Two hundred fifty square feet for buildings of 5,000 to 20,000 gross square feet.
 - b. Five hundred square feet for buildings of 20,000 to 30,000 gross square feet.
 - c. Additional loading space shall be required of buildings based on the size, proposed use, potential uses, and location as deemed necessary by the community development director or designee.
 - 2. Each loading space shall measure not less than 30 feet by 12 feet and shall have an unobstructed height of 14 feet.
 - 3. Each loading space shall be made permanently available for such purpose, and shall be surfaced, improved, maintained, and screened in accordance with this section and EMC 18.90.090, Landscaping.
 - 4. Loading spaces shall be located adjacent to the building to be served thereby in such a way that trucks in these spaces shall not encroach upon or interfere with areas reserved for off-street parking nor project into any public right-of-way or interior pedestrian area. Loading space or maneuvering areas shall be in addition to required off-street parking spaces.
 - 5. Loading berths shall be located not closer than 50 feet to any residential district, unless wholly enclosed within a building, or unless screened from such residential area by a wall or uniformly painted fence not less than six feet in height and Type V, solid barrier landscaping.
 - 6. Space for loading berths may occupy all or any part of any required setback except for landscaping setback requirements as long as the loading berth is uncovered. A covered loading area shall comply with the minimum building setback requirements for the district.
 - 7. If the site upon which such loading space or spaces is to be located abuts upon an alley, such loading space or spaces shall be off-alley.
 - 8. Buildings that utilize dock-high loading doors shall provide a minimum of 100 feet of clear maneuvering area in front of each door. Buildings that utilize ground level service or loading doors shall provide a minimum of 45 feet of clear maneuvering area in front of each door.

E. Use- and Site-Specific Standards.

- 1. Drive-Through-up WindowsFacilities. All establishments and businesses which maintain drive-up~~in~~ windows, facilities which are intended to serve customers who remain in their motor vehicles during the business transactions, or are designed in such a manner that customers must leave their automobiles temporarily in a driving line located adjacent to the facility, shall provide stacking space for the stacking of motor vehicles as follows:
 - a. The drive-in up windowfacility shall be so located that sufficient stacking space is provided for the handling of motor vehicles using such facility during peak business hours of such a facility.

b. Entrances and exits shall not be so located as to cause congestion in any public right-of-way.

c. When located in a shopping center, drive-~~in~~-through facilities shall provide sufficient stacking space to handle peak business demands and shall not in any way obstruct the normal circulation pattern of the shopping center.

2. Transit Support Facilities.

a. For developments that generate a parking demand of greater than 24 parking spaces, the developer shall fund the purchase and installation of one or more transit shelters and/or other related transit support facilities as determined by Pierce Transit operational criteria, based on the size and nature of the use.

b. When a transit shelter is not required to be installed, transit stops shall include design features or changes in materials that demarcate the stop. A bench is to be provided at a bus stop where at least five transit riders are expected to board buses on an average weekday, and a shelter is to be provided at a bus stop where at least 10 transit riders are expected to board buses on an average weekday.

c. Any single-family development with 100 to 250 units, or multifamily residential with 50 to 100 units that will be located on a street where regularly scheduled transit service is provided, shall be required to provide a concrete pad adjacent to the sidewalk and a transit shelter with all required transit support facilities. The required “concrete pad” must utilize appropriate material(s) as agreed with the transit service provider.

d. Any single-family development with over 250 units, or multifamily residential with over 100 units that will be located on a street where regularly scheduled transit service is provided, shall be required to provide two concrete pads adjacent to the sidewalk and two transit shelters with all required transit support facilities. The required “concrete pad” must utilize appropriate material(s) as agreed with the transit service provider.

e. Transit facilities shall be sited in accordance with the requirements of the appropriate transit agency and this title. Transit shelters and related facilities shall be provided for transit stops that are located adjacent to or within 600 feet of the development site on each side of the street that has a transit route. This requirement may be waived when the appropriate transit agency has determined that current and projected ridership do not warrant the installation of a shelter within the 600-foot distance.

f. When a transit shelter is required to be installed, seating, garbage receptacles, and lighting shall also be provided.

g. Transit pullouts shall be provided as an element of street improvements if Pierce Transit and the city determine that a pullout is necessary to provide a safe refuge for transit vehicles or to minimize conflicts with other vehicles.

F. Joint use of required parking spaces may be permitted where two or more uses on the same site or separate sites in close proximity are able to share the same parking spaces because their parking usage does not materially overlap (e.g., uses primarily of a daytime vs. nighttime or weekday vs. weekend nature). Shared parking shall be legally encumbered and shall meet all of the applicable standards of this section. Joint use of required nonresidential parking spaces may be authorized by the community development director or designee if the following documentation is submitted in writing to the community development department:

1. The names and addresses of the owners and/or tenants that are sharing the parking;
2. The uses that are involved in the shared parking;
3. The location and number of parking spaces that are being shared:

a. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and

- b. A legal instrument such as an easement or deed restriction that guarantees continuing access to the parking for both uses subject to the review and approval by the city attorney.

G. Parking Space Standards by [Use Type](#) [Land Use](#).

1. The size of a development and the proposed use type determine the minimum number of required parking spaces. Unless otherwise specified, the number of parking requirements is based on the gross square footage (gsf) of the building.
2. The parking requirement for any office space associated with a use shall be calculated at the rate of one parking space for each 250 gsf of office use.
3. One parking space shall be required for each commercial vehicle that originates from the site or is regularly present on the site.
4. The number of employee spaces required shall be based on the maximum number of employees who may be on-site at any one time.

5. Maximum Parking Requirements. Parking for a specific use in zones covered by this section shall be limited to no more than 50 percent greater than the minimum parking requirement required above. The Exceptions to this parking maximum includedoes not apply to the following:

a. If parking spaces are provided above/below grade.

b. If the director determines additional off-street parking spaces are warranted based on a parking study. In making such a decision, the director shall also consider whether the proposal is consistent with the stated purposes, objectives, goals or policies established in this section and the design standards. The director shall also have the authority to restrict parking for a specific use to an amount that is less than the maximum amount allowed in this section if the proposal would substantially conflict with the stated purposes, objectives, goals or policies contained in the Edgewood comprehensive plan and similar plans and policy documents as adopted by the city of Edgewood.

6. Since a fraction of a parking space cannot be provided, parking calculations from Table 1 – Minimum Parking Requirements shall be rounded up to the nearest whole number.

A. Residential Use Category	Required Parking Spaces
1. Single Family Detached Dwelling	Two per dwelling unit.
2. Single Family Attached Dwelling	-
Levels 1, 2	Two per dwelling unit.
3. Multifamily Dwelling	-
Level 1	Two per dwelling unit.
Level 2	Two per dwelling unit.
4. Group Homes	One per three beds plus one per employee.
5. Assisted Living Facilities	One per three beds plus one per employee.
6. Nursing Home	One per four beds plus one per employee.
7. Hospice Care Center	One per four beds plus one per employee.
8. Senior Housing	One per dwelling unit.
9. Accessory Dwelling Unit	One per dwelling unit.
B. Civic Use Category	Required Parking Spaces

1. Community and Cultural Services	One per 250 gross square feet.
Levels 1, 2, 3	-
2. Daycare Facilities	-
Levels 1, 2	Two per facility, plus one per employee.
Level 3	One per employee, plus one per five clients, and loading area.
3. Education	-
Levels 1, 2, 3	For primary schools, two per employee, plus one per 30 children, plus parking for buses. For secondary schools and higher educational facilities, two per employee, plus one per four students, plus parking for buses.
4. Administrative Government Facilities and Services	-
Levels 1, 2, 3	One per 250 gross square feet.
5. Health Services	One per 250 gross square feet. Hospitals by parking study.
6. Postal Services	-
Levels 1, 2, 3	One per 250 gross square feet customer service area, one per 1,000 gross square feet of warehouse.
7. Open Space/Recreation	-
Levels 1, 2, 3, 4, 5	Parking study required.
8. Religious Assembly	-
Levels 1, 2	One per three seats.
Level 3, 4, 5	Parking study required.
9. Safety, Service and Animal Controls	-
Level 1	Parking study required.
Level 2	One per 500 gross square feet.
10. Transportation	-
Level 1	None.
Levels 2, 3	Parking study required.
Level 4	One per commercial vehicle.
11. Utility and Public Maintenance Facilities	-
Levels 1, 2	Parking study required.
12. Social Services	One per 250 gross square feet.
C. Utilities Use Category	Required Parking Spaces
1. Communications Facilities	-
Levels 1, 2	NA.
Level 3	Parking study required.
2. Electrical Facilities	-
Levels 1, 2, 3	NA.
3. Natural Gas Facilities	NA.
4. Organic Waste Processing Facilities	One per employee.

5. Sanitary Sewage Collection Facilities	NA.
6. Stormwater Facilities	-
Levels 1, 2, 3	NA.
7. Waste/Recycling Transfer Facilities	-
Level 1	Two per facility.
Level 2	Parking study required.
8. Water Supply Facilities	-
Levels 1, 2, 3	Parking study required.
D. Office/Business Use Category	Required Parking Spaces
1. Administrative and Professional Office	One per 250 gross square feet.
2. Private Training School	-
Levels 1, 2	Parking study required.
E. Commercial Use Category	Required Parking Spaces
1. Amusement and Recreation	-
Levels 1, 2	Parking study required.
2. Building/Garden Supply and Nurseries	-
Levels 1, 2	One per 300 gross square feet.
Levels 3, 4	Parking study required.
3. Bulk Fuel Dealers	One per 750 gross square feet of building devoted to maintenance.
4. Business Services	One per 250 gross square feet.
5. Buy-Back Recycling Center	One per 750 gross square feet.
6. Eating and Drinking Establishment	-
Level 1	NA.
Level 2	One per employee, plus two per establishment.
Level 3	One per 200 gross square feet.
Level 4	One per 100 gross square feet.
7. Food Stores	-
Levels 1, 2, 3, 4, 5	One per 300 gross square feet.
8. Funeral Services	One per three seats.
9. Lodging	-
Level 1	One per guest room.
Level 2	One per guest room, plus two per three employees.
10. Motor Vehicle and Construction Equipment Rental	-
Levels 1, 2, 3, 4	One per 5,000 gross square feet.
11. Motor Vehicle Service and Repair	-

Level 1-	One per 500 gross square feet, plus one per commercial vehicle.
Level 2-	Parking study required.
Level 3-	One per 400 gross square feet.
12. Personal Services	-
Levels 1, 2-	One per 250 gross square feet.
13. Pet Sales and Services	-
Levels 1, 2-	One per 300 gross square feet.
14. Rental and Repair Services	-
Levels 1, 2	One per 500 gross square feet.
15. Sales of General Merchandise	-
Levels 1, 2, 3-	One per 300 gross square feet.
Level 4	Parking study required.
16. Sales of Secondhand Property	-
Levels 1, 2, 3-	One per 300 gross square feet.
17. Sexually Oriented Business	One per 100 gross square feet.
18. Storage-	One per 2,000 gross square feet.
F. Industrial Use Category-	Required Parking Spaces
1. Limited Manufacturing/Assembly	-
Levels 1, 2, 3-	One per 1,000 gross square feet.
2. Food and Related Products	-
Levels 1, 2-	One per 1,000 gross square feet.
3. Industrial Services-	One per 1,000 gross square feet.
4. Printing, Publishing, and Related Industries	-
Levels 1, 2, 3, 4-	One per 1,000 gross square feet.
5. Warehousing, Distribution and Freight Movement	-
Levels 1, 2-	One per 2,000 gross square feet.
6. Contractor Yards-	Parking study required.
7. Motion Picture/TV/Radio Production Studios	Parking study required.
8. Research, Development, and Laboratories	-
Levels 1, 2, 3, 4-	One per 1,000 gross square feet.
9. Mineral Extraction-	Parking study required.
G. Agricultural Use Category-	Required Parking Spaces
1. Agriculture Services	-
Levels 1, 2, 3	Parking study required.
2. Agricultural Sales-	One per 300 gross square feet.
3. Animal Production, Boarding, and Slaughtering	-

~~Levels 1, 2~~

~~Parking study required.~~

~~4. Crop Production~~

~~-~~

~~Levels 1, 2, 3~~

~~Parking study required.~~

~~5. Fish Hatcheries and Aquaculture~~

~~Parking study required.~~

~~6. Forestry~~

~~Parking study required.~~

(Ord. 16-482 § 2 (Exh. F); Ord. 16-469 § 2 (Exh. A); Ord. 15-448 § 2 (Exh. A); Ord. 10-336 § 2; Ord. 03-203 § 1).

Table 1: Minimum Parking Requirements

<u>Residential</u>	
<u>Accessory</u>	
Accessory Dwelling Unit (ADU), Attached	One per dwelling unit
ADU, Detached [Backyard Cottage]	One per dwelling unit
Caretaker Residence	One per dwelling unit
<u>Single-Family</u>	
Detached Dwelling	Two per dwelling unit
Cottage Court	Two per dwelling unit
<u>Multi-Family</u>	
Duplex: Side by Side	Two per dwelling unit
Duplex: Back to Back	Two per dwelling unit
Duplex: Top and Bottom	Two per dwelling unit
Attached Dwelling	Two per dwelling unit
Multi-Plex	1.5 per dwelling unit
Townhouse	1.5 per dwelling unit
Apartment	1.5 per dwelling unit
<u>Other</u>	
Adult Family Home	One per three beds plus one per employee
Nursing and Residential Care Facilities	One per four beds
Assisted Living Facilities	One per three beds plus one per employee
Live/Work Unit	One per business use in addition to the residential use.-
<u>Agriculture and Resource</u>	
Family Farm	Parking study required
Agricultural Sales	One per 300 gross square feet
<u>Crop Production</u>	
Marijuana Production	Parking study required
Crop Production, All Other	Parking study required
<u>Animal Production and Aquaculture</u>	
Hog and Pig Farming	Parking study required
Cattle Feedlots	Parking study required
Animal Production and Aquaculture, All Other	Parking study required
Mining, Quarrying, and Oil and Gas Extraction	Parking study required
<u>Utilities</u>	
Electric Power Generation	NA
Potable Water Treatment	Parking study required
Sewage Collection or Treatment Facility	NA
Wireless Communication Facilities	Parking study required
<u>Manufacturing</u>	
Animal Slaughtering and Processing	Parking study required
Marijuana Processing	See city Ordinances 11-0356, 13-0410, 14-0425, and/or 17-0502
Manufacturing, Craft (special)	One per 1,000 gross square feet
Manufacturing, Light	One per 1,000 gross square feet
Manufacturing, Heavy	One per 1,000 gross square feet
<u>Wholesale & Retail Trade</u>	
Wholesale Trade	Three per 1,000 square feet
Retail Trade	

<u>Automobile and Other Motor Vehicle Dealers</u>	<u>One (1) space per five hundred (500) square feet of sales area, or one (1) space per one thousand (1,000) square feet of lot area, whichever is greater.</u>
<u>Gasoline Stations</u>	<u>0.75 per fueling station multiple product dispenser</u>
<u>Pet and Pet Supplies Stores</u>	<u>One per 300 gross square feet</u>
<u>Fuel Dealers</u>	<u>One per 750 gross square feet of building devoted to maintenance</u>
<u>Marijuana Retailers</u>	<u>See city Ordinances 11-0356, 13-0410, 14-0425, and/or 17-0502</u>
<u>Sexually-Oriented Retail Businesses</u>	<u>One per 100 gross square feet</u>
<u>Retail Trade, All Other</u>	<u>Three per 1,000 square feet</u>
<u>Transportation & Warehousing</u>	
<u>Transportation</u>	
<u>Pipeline Transportation</u>	<u>NA</u>
<u>Transportation, All Other</u>	<u>Parking study required</u>
<u>Warehousing and Storage</u>	
<u>Mini-Warehouses and Self-Storage Units</u>	<u>One per 2,000 gross square feet</u>
<u>Warehousing and Storage, All Other</u>	<u>One per 2,000 gross square feet</u>
<u>Business & Professional Services (Sector 51-56)</u>	
<u>General (all 'office' use)</u>	<u>Three per 1,000 square feet</u>
<u>Rental and Leasing</u>	
<u>Passenger Car Rental and Leasing</u>	<u>One per 5,000 gross square feet</u>
<u>Truck, Utility Trailer, and RV Rental and Leasing</u>	<u>One per 5,000 gross square feet</u>
<u>Consumer Goods Rental</u>	<u>One per 500 gross square feet</u>
<u>Commercial and Industrial Equipment Rentals</u>	<u>One per 5,000 gross square feet</u>
<u>Waste Management and Remediation Services</u>	
<u>Waste Management and Remediation Services, All Other</u>	<u>Parking study required</u>
<u>Educational Services</u>	
<u>Elementary and Secondary Schools</u>	<u>For primary schools, two per employee, plus one per 30 children, plus parking for buses. For secondary schools and higher educational facilities, two per employee, plus one per four students, plus parking for buses</u>
<u>Junior Colleges, Colleges, Universities, and Professional Schools</u>	<u>Two per employee, plus one per four students, plus parking for buses</u>
<u>Technical and Trade Schools</u>	<u>Two per employee, plus one per four students, plus parking for buses</u>
<u>Educational Services, All Other</u>	<u>Two per employee, plus one per four students, plus parking for buses</u>
<u>Health Care & Social Assistance</u>	
<u>Ambulatory Health Care Services, All Other</u>	<u>One per 250 gross square feet</u>
<u>Hospitals</u>	<u>Parking study required</u>
<u>Social Assistance</u>	
<u>Services for the Elderly and Persons with Disabilities</u>	<u>One per 250 gross square feet</u>
<u>Vocational Rehabilitation Services</u>	<u>One per 250 gross square feet</u>
<u>Child Day Care Services, Home-Based</u>	<u>Two per facility, plus one per employee</u>
<u>Child Day Care Services, All Other</u>	<u>One per employee, plus one per five clients, and loading area</u>
<u>Social Assistance, All Other</u>	<u>One per 250 gross square feet</u>
<u>Arts, Entertainment, and Recreation</u>	
<u>Libraries</u>	<u>One per 250 gross square feet</u>
<u>Museums and Art Galleries</u>	<u>One per 250 gross square feet</u>
<u>Zoos, Aquariums, and Botanical Gardens</u>	<u>Parking study required</u>
<u>Golf Courses and Country Clubs</u>	<u>Parking study required</u>
<u>Sexually-Oriented Entertainment</u>	<u>One per 100 gross square feet</u>
<u>Gambling Industries</u>	<u>Parking study required</u>
<u>Indoor Arts, Entertainment, and Recreation Activities, Other (special)</u>	<u>Parking study required</u>
<u>Outdoor Arts, Entertainment, and Recreation Activities, Other (special)</u>	<u>Parking study required</u>
<u>Accommodation</u>	
<u>Hotels (except Casino Hotels) and Motels</u>	<u>1.1 per bedroom</u>

<u>Bed-and-Breakfast Inns</u>	<u>One per guest room</u>
<u>RV Parks and Recreational Camps</u>	<u>Parking study required</u>
<u>Food Service and Drinking Places</u>	
<u>Special Food Services</u>	<u>Parking study required or follow primary use parking standards.</u>
<u>Mobile Vendors</u>	<u>NA</u>
<u>Drinking Places for Alcoholic Beverages</u>	<u>One per 100 square feet in dining, lounge and customer ordering area</u>
<u>Restaurants, Full Service</u>	<u>One space per 100 square feet of seating or waiting area or one space for every three (3) seats, whichever is greater.</u>
<u>Restaurants, Limited Service</u>	<u>One per 100 square feet in dining, lounge and customer ordering area</u>
<u>Snack and Nonalcoholic Beverage Bars</u>	<u>One per 100 square feet in dining, lounge and customer ordering area</u>
<u>Services (Sector 811-812)</u>	
<u>Automotive Repair and Maintenance</u>	
<u>Automotive Oil Change and Lubrication Shops</u>	<u>Parking study required</u>
<u>Car Washes</u>	<u>Parking study required</u>
<u>Automotive Repair and Maintenance, All Other</u>	<u>Parking study required</u>
<u>Personal Care Services</u>	<u>One per 250 gross square feet</u>
<u>Other Repair and Maintenance</u>	
<u>Other Repair and Maintenance, Consumer</u>	<u>One per 500 gross square feet</u>
<u>Other Repair and Maintenance, Commercial/Industrial</u>	<u>One per 500 gross square feet</u>
<u>Funeral Homes and Funeral Services</u>	<u>One per three seats</u>
<u>Crematoria</u>	<u>One per three seats</u>
<u>Pet Care Services</u>	
<u>Kennels</u>	<u>One per 300 gross square feet</u>
<u>Veterinary Services</u>	<u>One per 300 gross square feet</u>
<u>Pet Care Services, All Other</u>	<u>One per 300 gross square feet</u>
<u>Civic and Public Uses</u>	
<u>Cemeteries</u>	<u>Parking study required</u>
<u>Religious Assembly</u>	
<u>up to 10,000 sq. ft.</u>	<u>One per five fixed seats plus one per 50 sf of gross floor area without fixed seats used for assembly purposes</u>
<u>10,000 to 19,999 sq. ft.</u>	<u>One per five fixed seats plus one per 50 sf of gross floor area without fixed seats used for assembly purposes</u>
<u>20,000 to 29,999 sq. ft.</u>	<u>Parking study required</u>
<u>30,000 to 39,999 sq. ft.</u>	<u>Parking study required</u>
<u>40,000 sq. ft. or greater</u>	<u>Parking study required</u>
<u>Correctional Institutions (922140)</u>	<u>Parking study required</u>
<u>Administrative Government Facilities and Services</u>	<u>One per 250 gross square feet</u>
<u>Parks, Open Space, and Public Recreation</u>	<u>Parking study required</u>

- 18.90.140 Performance standards. Amended Ord. 20-0572
- 18.90.150 Setback standards.
- 18.90.160 Signs.
- 18.90.170 Streetscapes.
- 18.90.180 Tree preservation.
- 18.90.190 Accessory dwelling units.

Chapter 18.95

DESIGN STANDARDS

Sections:

- 18.95.010 Purpose.
- 18.95.020 Applicability.
- 18.95.030 Site planning.
- 18.95.040 Building design.
- 18.95.050 Special residential design standards applicable to all zones.

18.95.050 Special residential design standards applicable to all zones.

A. Applicability. This section identifies special design standards for specific residential building types located in all zones. When development of the residential building types identified in this section occurs in the Town Center, Commercial or Mixed Use Residential zones, these design standards are in addition to those contained in EMC 18.95.010 through 18.95.040. If the standards contained in this section conflict with those contained elsewhere in the Edgewood Municipal Code, the standards contained in this section shall apply. Accessory dwelling units are allowed as accessory units to the 1) small lot single-family or 2) cluster arrangement building types and follow these design standards when part of such developments. The following building types are addressed:

1. Small lot single-family.
2. Cluster arrangement.
3. Semi-attached single-family buildings.
4. Duplex, townhouse and triplex building units.



Figure 58 – Small lot single-family with alley access for vehicles and architectural variation.

B. Small Lot Single-Family. Single-family detached dwelling units configured on small lots.

1. Intent. Small lot single-family development should be oriented to the street and pedestrians, with alley access for parking. The visual impact of vehicles should be minimized. Repetition with variety is a key design principle. When similar building floor plans and/or shapes are repeated in a development, architectural elements should be varied to add variety.
2. Implementing Measures.
 - a. Setbacks: see individual setbacks specific to each zone.
 - b. Access and Curb Cuts.
 - i. If an alley exists or it can be provided within the block development, vehicle access shall be from the alley.

ii. If an alley does not exist and it is not feasible to provide it within the block development in the opinion of the director, parking lot entrances, driveways and other vehicle access routes onto private property from a public right-of-way shall be restricted to no more than one entrance lane and one exit lane per 300 linear feet of property line as measured horizontally along the street face. Properties with less than 300 linear feet of street frontage shall be limited to one entry and one exit lane for vehicle access. Driveway lanes crossing a public sidewalk shall be no wider than 13 feet per entry lane or exit lane. All driveways, vehicle entrances and exits shall be flared. The city may impose additional restrictions to parking lot and vehicle access point location to reduce impacts to public safety, pedestrian movement, and on-street vehicle circulation and visual qualities.

c. Parking.

i. The standards contained in EMC 18.80.080(H), Parking, Access and Circulation, shall apply.

ii. Parking spaces shall not be located nor positioned to cause headlights to shine directly into windows of residential units.

iii. Designated Off-Street Overflow Parking. Designated off-street overflow parking is provided in shared or cooperative parking areas with common access drive(s).

iv. Primary Parking. Primary parking should consist of a garage for each dwelling unit served by a common access alley that shall meet the minimum IFC standard for access or 15 feet, whichever is greater.



Figure 59 – Example of small lot single-family home with alley access. Basic house design is similar to adjoining properties but colors and architectural elements add variety.

d. Building Design.

i. Height. Refer to height requirements listed in each individual land use district.

ii. Repetition with Variety. Architectural design features shall be utilized to achieve variety in architectural massing within detached single-family developments. This can be accomplished using various architectural styles or variety in facade treatments, rooflines, colors, building materials, trim details, or building attachments such as porches, decks and bay windows. Groups of dwelling units shall add variety to repeated basic designs through front facade treatments, building attachments such as porches and decks, bay windows, and trim details, etc. Only 30 percent of the structures in a grouping shall be architecturally identical. Differences should not be limited solely to facade color or trim alterations. Examples of repetition with variety include:

(A) Reversing elevations;

(B) Combining different elements such as porches, entries, or dormers and gables; and

(C) Adding a different building style or different scale of the same design.

iii. Building Styles. Encouraged building styles for detached single-family building developments include one story and one and a half story cottage and bungalow, one and a half to two story farmhouse.

iv. Colors. Colors should be muted, with bright colors used primarily for accents.

v. Accessory Structures. Accessory structures shall contain building materials and, where roofed, roofing materials and roof forms similar and complementary to that of the primary multifamily residential structure.



Figure 60 – One and a half story cottages clustered around a common green with a mix of hardscape, landscaping and native tree retention.

C. Cluster Arrangement.

1. Intent. Detached buildings of cottage and/or bungalow scale are appropriate for cluster configurations where open space can be aggregated for better efficiency in providing recreational space and natural feature protection areas for trees, tree clusters, and wetlands. Buildings are clustered around common open space and/or an arrangement of private open spaces aggregated together in “commons.” Common open spaces and pathways shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

2. Implementing Measures.

a. Site Design.

i. Setbacks: see individual land use district for lot setbacks. When units are constructed as a condominium, zoning setbacks between structures on the same lot do not apply.

ii. Orientation. Buildings shall be oriented around one or more common open space areas, composed of joint-use and individual open space areas. The commons should be oriented toward the primary pedestrian street or to a designated and dedicated pedestrian connector to the primary pedestrian street. The pedestrian connectors shall be a minimum of six feet in width.

b. Access and Curb Cuts. The provisions of subsection (B)(2)(b)(ii) of this section shall apply.

- c. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.
- d. Open Space.
 - i. Pedestrian paths are required to connect common and individual open space areas to the primary pedestrian street, and can be included in the common open space calculation. These pedestrian paths should be constructed of asphalt, concrete, approved unit pavers, or other low impact development materials where feasible (per Minimum Requirement No. 5 of the PCM), and should be a minimum of six feet in width. See EMC 18.95.030(G), Pedestrian Connections.
 - ii. Existing natural features such as trees, tree clusters, wetlands, habitats, rock outcroppings and others should be retained and incorporated into the site and open space design.
 - iii. Consistent with Chapter 13.05 EMC, applicants are required to implement LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).
- e. Building Design. The provisions of subsection (B)(2)(d) of this section shall apply.



Figure 61 – Site plan for cottages oriented around common greens with alley access for vehicles. Pedestrian connections are provided through common greens and designated pedestrian paths.

~~D. Semi-Attached Single Family Buildings. Single family type dwellings are categorized as semi-attached when physically connected to an adjacent dwelling at secondary or ancillary building parts such as garages, trellises, porches, covered decks, enclosed storage areas, and gateways. No more than three semi-attached dwelling units are permitted per building.~~

~~1. Intent. Semi-attached dwelling units are intended to replicate a single family detached building design or style and enable the development to protect existing natural site features and/or provide more usable open space within the development.~~

~~2. Implementing Measures:~~

~~a. Semi-attached dwellings provide single family detached characteristics while enabling a more efficient organization of open space and the protection of site features such as trees and tree clusters, wetlands, and other natural features. Key benefits of semi-attached dwellings include:~~

~~i. Shared driveways for garages will reduce the paved/impervious area;~~

~~ii. Compact arrangement of dwellings and garages enables more usable site area for open space and landscaping.~~

~~b. Site Design.~~

~~i. Setbacks for Primary Buildings (See Individual Land Use District for Setbacks). Setbacks are the same as referenced for all sides except where the buildings are attached. A garage, trellis, porch, enclosed storage area, gateway, or covered deck shall connect semi-attached dwelling units.~~

~~ii. Access and Curb Cuts. The provisions of subsection (B)(2)(b) of this section shall apply.~~

~~iii. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.~~

~~iv. Open Space. The provisions of subsection (C)(2)(d) of this section shall apply.~~

~~e. Building Design. The provisions of subsection (B)(2)(d) of this section shall apply.~~



~~Figure 62 — Semi-attached single-family buildings in a grouping of three with variety and vehicle access via alley.~~

~~DE. Townhouse Units. A townhouse for the purposes of these design standards is defined as four-three or more attached single-family dwelling units with individual front entries. These may be a maximum of two stories.~~

1. Intent.

a. Add variety and interest to building groupings.

b. Create the design ambience of a small town neighborhood:

i. Vary key building elements of the basic dwelling design (entry hoods, porches, dormers, trellises, bay windows, gables, etc.); and/or

ii. Provide a diversity and variety of buildings within each development.

iii. Orientation. Townhouse buildings can be configured in a block grid arrangement with primary orientation of the building fronts to the primary pedestrian street; or in a cluster arrangement with the primary orientation of building fronts to a common open space, connected to the primary pedestrian street with a pedestrian connector (sidewalk, trail, promenade, etc.).



Figure 63 – Townhomes clustered around a common park area.



Figure 64 – Alley access for vehicles is required for semi-attached and townhome units.

2. Implementing Measures.

a. Cluster Arrangement Standards.

i. Setbacks for Primary Buildings (See Individual Land Use District for Setbacks). Where buildings are in a cluster with the front building facades oriented inward to a common open space, setbacks of buildings adjacent to the street are to be treated as the front or street setback. Setbacks are the same as referenced for all sides except where the buildings are attached.

ii. Orientation. Buildings shall be oriented around one or more common open space areas, composed of joint-use and individual open space areas. The commons shall be oriented toward the primary pedestrian street or to a designated and dedicated pedestrian connector to the primary pedestrian street. The pedestrian connectors shall be a minimum of six feet in width.

iii. Access and Curb Cuts. Garage access by alley shall be required. Where dwellings are attached at the garage walls, both dwellings are required to share the same driveway approach to the attached garages, using a maximum 12-foot-wide flared approach.

iv. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.

v. Open Space.

~~(A) Refer to EMC 18.100.020, Amusement and recreation.~~

(~~AB~~) Open space is aggregated for the benefit of all cluster dwellings. It shall consist of the following hierarchy of open space: a minimum of 120 square feet of attached private open space for the rear and the front facades of each dwelling unit. This is inclusive of decks, patios, and other pedestrian-only areas; and an additional common open space shared by all dwellings equal to a summation of a minimum of 50 percent of the total ground level building area of each cluster dwelling.

(~~BE~~) Pedestrian paths are required to connect common and individual open space areas to the primary pedestrian street, and can be included in the common open space calculation. These pedestrian paths should be a minimum of six feet in width. See EMC 18.95.030(G), Pedestrian Connections.

(~~CD~~) Existing natural features such as trees, tree clusters, wetlands, habitats, rock outcroppings and others should be retained as a part of the site design in both block grid and cluster configurations.

(~~DE~~) Consistent with Chapter 13.05 EMC, applicants are required to implement LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).



Figure 65 – Pedestrian paths are required to connect open space areas in townhouse developments to the street.

b. Block Grid Standards.

i. Setbacks for Primary Buildings (See Individual Land Use District for Setbacks). Setbacks are the same as referenced for all sides except where the buildings are attached.

ii. Access and Curb Cuts. Garage access shall be by alley. Where dwellings are attached at the garage walls, both dwellings shall share the same driveway approach to the attached garages, using a 12-foot-wide flared approach.

iii. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.

iv. Open Space. The provisions of EMC 18.95.030(F)(2) shall apply.

c. Building Design. The provisions of subsection (B)(2)(d) of this section shall apply.



Figure 66 – Residential street showing primary vehicle access via an alley, on-street parking, and a diversity in building designs, sizes, types and materials.

(Ord. 16-482 § 2 (Exh. F); Ord. 16-469 § 2 (Exh. A); Ord. 11-360 § 3 (Exh. B)).

Chapter 18.100

DEVELOPMENT STANDARDS – USE SPECIFIC Amended Ord. 20-0572

Sections:

- 18.100.010 Accessory residential vehicle service and repair standards.
- ~~18.100.020 Amusement and recreation.~~
- 18.100.030 Animals.
- 18.100.040 Daycare facilities.
- 18.100.050 Essential public facilities.
- 18.100.060 Group homes.
- 18.100.070 Home business.
- 18.100.080 Limited home businesses.
- 18.100.090 Manufactured homes on individual lots.
- 18.100.100 Sexually oriented businesses.
- 18.100.110 Wireless communications facilities.
- 18.100.120 Marijuana-related uses – Prohibited. Amended Ord. 20-0572

~~18.100.020 Amusement and recreation.~~

~~A commercial recreation/amusement establishment may be authorized after consideration of the following factors:~~

~~A. Adequacy of access from principal streets, together with the probable effect on traffic volumes of abutting and nearby streets;~~

~~B. Adequacy of off street parking;~~

~~C. Adequacy of building and site design provisions to meet performance standards pursuant to EMC 18.90.140, Performance standards. (Ord. 03-203 § 1).~~

18.100.030 Animals.

~~A. Animals in Residential Districts. Animals, specifically including household pets, horses, cows, sheep, llamas, goats, and other livestock are permitted in any zoning district in the city.~~ A. Four small farm animals (noncommercial) shall be allowed per legal lot of record. Lots that are one contiguous half acre in size or greater shall be allowed no more than 12 small farm animals per acre. All small farm animals kept outside shall be cooped or kept in hutches or pens or similar enclosures.

B. No other animals are allowed in residential districts other than pets.

~~B. Slaughtering of Farm Animals. Animals, specifically cows, sheep, goats, and other livestock, are permitted to be slaughtered in any zoning district (except public) provided that:~~

~~1. Issuance of a valid slaughter license; and~~

~~2. Notice is given to Edgewood police department informing of a discharge of a weapon within city limits.~~

~~Note: Domesticated fowl valued for their meat and eggs, such as chicken and turkeys, are exempt from this provision. (Ord. 03-203 § 1).~~

18.100.040 Daycare facilities.

A. Affordable, good quality, licensed daycare within Edgewood is a needed service critical to the well-being of parents, children, elders, and disabled persons in the community. It is the purpose of this section to facilitate the location of licensed facilities in the city in a manner that both simplifies the review and approval process and ensures that the facilities are compatible with the surrounding land uses.

B. This section shall apply to ~~family daycare homes and daycare centers~~ child day care services, as defined in this title, operating within the city of Edgewood. It shall not apply to foster care, group homes, and other residential

programs providing round-the-clock care; nor shall it apply to care services of a casual, nonrecurring nature or provided in the home of the person being cared for (i.e., baby-sitting) or cooperative, reciprocal care by a group of individuals in their respective homes (i.e., childcare co-operative).

C. The community development director or designee, or hearing examiner, as appropriate, shall approve applications for family daycare homes and daycare centers subject to the following general requirements and the requirements of RCW 36.70A.450(2)(a) through (e):

1. Washington State daycare licensure and all applicable state and local licensure and land use permits shall be obtained prior to operation and shall be maintained.
2. The facility shall comply with all building, fire safety, health code, and business licensing requirements.
3. A safe passenger loading area shall be provided and certified by the department of early learning licensor.
4. Signage, if any, shall conform to the requirements of Chapter 18.97 EMC, Sign Code.
5. Parking shall conform to the requirements of EMC 18.90.130, Parking.
6. No structural or decorative alteration shall be made to the dwelling, which will alter the single-family character of an existing or proposed residential structure, or which is incompatible with surrounding residences.
7. In addition to the general requirements above, [Child Day Care Services, Home-Based \(624410, part\) daycare facilities, Level 2](#) are subject to the following requirements:
 - a. The outdoor recreation areas shall be enclosed by at least six-feet-high fence.
 - b. The outdoor play equipment for child daycare facilities shall not be located in any required front or side yard setback area.
8. In addition to the ~~general~~ requirements above, [Child Day Care Services, All Other \(624410, part\) daycare facilities, Level 3](#) are subject to the following requirements:
 - a. The daycare center shall not be located within 300 feet of another daycare facility.
 - b. Outdoor recreation areas shall be enclosed by a six-foot-high fence.
 - c. Outdoor play equipment for child daycare facilities shall not be located in any required front or side yard setback area.
 - d. The permit may be conditioned in order to reduce potential conflicts between the daycare center and surrounding neighborhood, including, but not limited to, noise attenuation, special parking needs, and hours of operation.
 - e. There shall be a clearly marked, off-street area for loading and unloading clients. Adequate vehicle turnaround shall be provided on site for parking and loading so as to preclude the necessity of backing out onto the street. (Ord. 16-463 § 6 (Exh. B); Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).

18.100.050 Essential public facilities.

Under the state Growth Management Act, essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140; state and local correctional facilities; solid waste handling facilities; and in-patient facilities including substance abuse facilities, mental health facilities, and group homes. For the purposes of and within this title, essential public facilities are treated as listed or substantially similar to listed use types, thereby affirming their siting in appropriate areas; except as applied to public lands, where they are liberally construed to include a broad array of public services. Essential public facilities do not include wireless telecommunications facilities. (Ord. 03-203 § 1).

18.100.060 ~~Deleted Group homes.~~

~~A. Intent. The intent of this section is to outline general conditions with which Type II and Type III group homes, as defined in EMC 18.70.050, Residential use category, must comply when applying for a conditional use permit to locate in the city.~~

~~B. Dispersion Requirements. Group homes Type II and Type III must locate a minimum of 600 feet from any other group home Type II or Type III. Group homes shall have a 1,000-foot separation from the following land uses and zones:~~

- ~~1. Public or private schools;~~
- ~~2. Churches or other religious facilities or institutions;~~
- ~~3. Parks and playgrounds;~~
- ~~4. Daycare facilities;~~
- ~~5. Residential uses;~~
- ~~6. Residential zones; and~~
- ~~7. Other comparable land uses as determined by the community development director or designee.~~

~~C. Registration and Licensing. Group homes shall obtain all licenses necessary for operation by state and federal agencies. Group homes Type II and Type III shall also register with the city by supplying information pertinent to the validity, update and renewal status of the home's state and federal license. Accuracy of all information contained in any state or federal license shall be verified to the extent possible by the city. Any applicant for a group home conditional use permit shall have the responsibility to ensure that information regarding any changes made to the license prior to its renewal is immediately provided to the city. (Ord. 15-448 § 2 (Exh. A); Ord. 03-203 § 1).~~

18.100.070 Home business.

The purpose of this section is to provide standards which allow residents of single- or multifamily dwellings to operate businesses or conduct commercial activity from their principal residence or from a permitted accessory structure while achieving the goals of retaining the residential character of the dwelling and the neighborhood.

A. Home businesses are limited to an accessory use in conjunction with a single-family detached dwelling use type. Obtaining a home business permit is required in addition to the general business license required by Chapter 5.05 EMC. The home business permit is administered through the city clerk's office.

B. The following uses are exempt from the regulations of this section.

1. [Child Day Care Services, Home-Based \(624410, part\), Daycare facilities \(Level 1, 2\)](#), which are subject to EMC 18.100.040, ~~Daycare facilities.~~
2. [Accommodation \(Sector 721\) - Bed-and-Breakfast Inns \(721191\), Lodging \(Level 1\).](#)
3. Garage sales, yard sales, bake sales, temporary home bazaars for hand-crafted items or parties for the display of clothing, gifts and household products, and other similar uses shall not be subject to regulation pursuant to this section; provided, that:
 - a. Any such use shall not be in existence for more than four times in any one calendar year, and is not in violation of any other section of the title or other city ordinances; and
 - b. Any such garage sales and yard sales involve only the sale of household goods, none of which were purchased for the purpose of resale.
4. For the profit sale of produce or other food products is limited to the temporary seasonal sale of produce grown on the premises.

5. Hobbies which do not result in payment to those engaged in such activity.

C. Prohibited Activities.

1. No home business or business use on residential property that a person owns, occupies or is in lawful control of, contrary to the provisions of this section.

2. The following on-site activities are prohibited as home businesses:

- a. Motor vehicle, commercial truck and heavy equipment repair.
- b. Motor vehicle, commercial truck and heavy equipment bodywork.
- c. Motor vehicle, commercial truck and heavy equipment painting.
- d. Motor vehicle, commercial truck and heavy equipment wash and/or detailing services.
- e. Storage of motor vehicles, commercial trucks or heavy equipment.
- f. Storage of used parts of vehicles and/or used machinery in inoperable condition.
- g. Storage of building materials such as lumber, plasterboard, pipe, paint or other construction materials unless being used to construct a specific structure on the premises, pursuant to a current city building permit.

D. The following performance standards prescribe the parameters under which home business activities may be conducted when incidental to a residential use. Activities that exceed these performance standards are subject to Chapter 18.70 EMC, [Permitted Land Uses](#), [Types and Levels](#), to determine the appropriate civic, commercial, or industrial use category that applies to the activity.

1. The following standards apply to all home business activities within the city of Edgewood:

- a. A home business permit shall be obtained directly through the city clerk's office for each home business and any property on which a home business is undertaken.
- b. A city business registration shall be obtained and maintained for each home business as described in Chapter 5.05 EMC.
- c. The home business shall be clearly incidental and secondary to the use of the property as residential purposes and shall not change the residential character of the dwelling or neighborhood.
- d. There shall be no more than three deliveries per week to the residence by suppliers.
- e. Traffic generated by a home business shall not exceed 16 round trips per day associated with the home business, including deliveries and client-related trips.
- f. Utility demand for sewer, water, electricity, garbage or natural gas shall not exceed normal residential levels.
- g. Equipment or operation processes shall not be utilized which would produce or cause the emission of gases, dust, odors, vibration, electrical interference, smoke, noise, or light in a manner likely to cause offense or irritation to neighboring residents.
- h. The home business(es) shall not use electrical or mechanical equipment that results in:
 - i. A change to the fire rating of the structure(s) used for the home business(es);
 - ii. Visual or audible interference in radio or television receivers, or electronic equipment located off premises; or

iii. Fluctuations in line voltage at or beyond the property line.

i. There shall be no storage, distribution and/or production of toxic or flammable materials, nor spray painting or spray finishing operations that involve toxic or flammable materials, which in the judgment of the fire marshal pose a dangerous risk to the residence, its occupants, and/or surrounding properties. An applicant shall make available the material safety data sheets, listing all potentially toxic and/or flammable materials associated with the home business, to the fire marshal if requested for review.

E. One or more home business may be conducted in a single-family residential detached dwelling use type as an accessory use, except as prohibited in subsection (C) of this section, Prohibited Activities; provided, that the home business shall:

1. Be operated by a resident of the property on which the business is located.
2. Employ no more than one full- or part-time person, other than residents of the dwelling.
3. Be operated within the dwelling or other accessory buildings normally associated with uses permitted in the zone in which the property is located.
4. Not interfere with existing uses on nearby land or with other uses permitted in the zone in which the property is located.
5. Comply with all conditions imposed pursuant to this section.
6. Have one parking space per employee provided on the same parcel of land, in addition to that parking required for the dwelling.
7. Not utilize more than two vehicles and utility trailers, with a gross vehicle and trailer weight of more than 10,000 pounds, in the operation of the home business. Parking for said vehicles and/or trailers shall be provided on the subject property.
8. Store all materials, parts, tools and other equipment used in the operation of the home business entirely within the dwelling or accessory building.
9. Comply with building, land use and fire code requirements for permits, occupancy, and inspection, including use of hazardous materials or equipment.
10. Limit manufacturing to the small-scale assembly of already manufactured parts but shall not preclude production of small, individually hand-crafted items, furniture or other wood items as long as the activity meets the other standards of this section.
11. Prohibit customers or clients on the premises prior to 8:00 a.m. and after 8:00 p.m. on Mondays through Fridays, and prior to 9:00 a.m. and after 5:00 p.m. on weekends and state or federal holidays.
12. Limit the home business activity to 40 percent of the gross floor area of the residence, including garages and unfinished basements, and accessory buildings; or 2,000 square feet, whichever is less.
13. Meet the signage requirements of Chapter 18.97 EMC, Sign Code.
14. Each business must meet the requirement of Chapter 5.05 EMC, Business Licenses and Regulations.

F. The decision to approve, approve with conditions, or deny an application for a home business permit shall be made by the community development director or designee upon findings of whether or not the purposed home business is or will be:

1. In compliance with the standards contained in this section;
2. Subordinate to the residential use of the property; and

3. Undertaken in a manner that is not detrimental or disruptive in terms of appearance or operation to neighboring properties or the community.
4. The community development director or designee may impose conditions upon the approval of a home business permit to ensure compatibility with adjacent residential uses and surrounding neighborhoods. These conditions may include, but are not limited to, the following:
 - a. Further limiting the hours, days, place and manner of operation.
 - b. Requiring site and building design features that minimize environmental impacts such as noise, vibration, air pollution, glare, odor and dust.
 - c. Requiring additional building setbacks, and increased lot area, depth or width.
 - d. Further limiting the building area used by the home business and restricting the location of the use on the site in relationship to adjoining uses.
 - e. Designating the size, number, location and design of vehicle access points.
 - f. Requiring street right-of-way to be free at all times of vehicles associated with the home business.
 - g. Requiring landscaping, buffering and/or screening of the home business from adjoining uses and establishing standards for the continued maintenance of these improvements.
 - h. Requiring storm drainage improvements, and surfacing of parking and loading areas.
 - i. Limiting the extent and type of interior or exterior building remodeling necessary to accommodate the home business.
 - j. Limiting or setting standards for the location and intensity of outdoor lighting.
 - k. Requiring and designating the size, height, location of fences and materials used for their construction.

G. Permit Revocation and Expiration.

1. The community development director or designee may revoke a home business permit if the conditions of approval have not been complied with and the home business is otherwise being conducted in a manner contrary to this title.
2. When a home business permit has been revoked due to violation of these standards, a minimum period of one year shall elapse before another application for a home business permit by the applicant(s) or member of the family residing on the subject property will be considered.
3. A home business permit shall become invalid if the applicant moves his or her residence.

H. An on-going home business may be granted nonconforming status; provided, that it was permitted under Pierce County authority prior to Edgewood's incorporation and has been in continuous operation since initial approval. The burden of providing a home business's nonconforming status rests with the property owner or tenant. A home business without city or county approval which cannot prove nonconforming status shall be considered in violation of this section and shall cease until the appropriate approvals have been granted. (Ord. 15-448 § 2 (Exh. A); Ord. 10-351 § 3 (Exh. B); Ord. 03-203 § 1).

18.100.080 Limited home businesses.

A. The purpose of this section is to provide standards which allow residents of single- or multifamily dwellings to operate businesses or conduct commercial activity from their principal residence or from a permitted accessory structure while achieving the goals of retaining the residential character of the dwelling and the neighborhood.

B. Limited home businesses are permitted as an accessory use in conjunction with single-family detached dwelling, single-family attached dwelling, and multifamily attached dwelling use types.

C. The following uses are exempt from the regulations of this section:

1. [Child Day Care Services, Home-Based \(624410, part\) Daycare facilities \(Level 1, 2\)](#), which are subject to EMC 18.100.040, [Daycare facilities](#).
2. [Accommodation \(Sector 721\) - Bed-and-Breakfast Inns \(721191\), Lodging \(Level 1\)](#).
3. Garage sales, yard sales, bake sales, temporary home bazaars for hand-crafted items or parties for the display of clothing, gifts and household products, and other similar uses shall not be subject to regulation pursuant to this section; provided, that:
 - a. Any such use shall not be in existence for more than four times in any one calendar year and is not in violation of any other section of the title or other city ordinances; and
 - b. Any such garage sales and yard sales involve only the sale of household goods, none of which were purchased for the purpose of resale.
4. For the profit sale of produce or other food products is limited to the temporary seasonal sale of produce grown on the premises.
5. Hobbies, which do not result in payment to those engaged in such activity.

D. Prohibited Activities.

1. No limited home business or such use on property that a person owns, occupies or is in lawful control of, contrary to the provisions of this section.
2. The following on-site activities are prohibited as home businesses:
 - a. Motor vehicle, commercial truck and heavy equipment repair.
 - b. Motor vehicle, commercial truck and heavy equipment bodywork.
 - c. Motor vehicle, commercial truck and heavy equipment painting.
 - d. Motor vehicle, commercial truck and heavy equipment wash and/or detailing services.
 - e. Storage of motor vehicles, commercial trucks or heavy equipment.
 - f. Storage of used parts of vehicles and/or used machinery in inoperable condition.
 - g. Storage of building materials such as lumber, plasterboard, pipe, paint or other construction materials unless being used to construct a specific structure on the premises, pursuant to a current city building permit.

E. The following performance standards prescribe the parameters under which limited home business activities may be conducted when incidental to a residential use. Activities that exceed these performance standards are subject to Chapter 18.70 EMC, [Permitted Land Uses Types and Levels](#), to determine the appropriate civic, commercial, or industrial use category that applies to the activity.

The following standards apply to all limited home business activities within the city of Edgewood:

1. A limited home business permit shall be obtained directly through the city clerk's office for each limited home business and any property on which a limited home business is undertaken.

2. A city general business license must be obtained and maintained for each limited home business as described in Chapter 5.05 EMC.
3. The limited home business shall be clearly incidental and secondary to the use of the property as residential purposes and shall not change the residential character of the dwelling or neighborhood.
4. All the activities of the limited home business(es) shall be conducted indoors, except for those related to growing or storing of plants used by the limited home occupation(s).
5. No modification shall be made to the dwelling to establish or operate the limited home business that would cause it to resemble anything other than a dwelling.
6. There shall be no more than three deliveries per week to the residence by suppliers.
7. Traffic generated by a limited home business shall not exceed 16 round trips per day associated with the home business, including deliveries and client-related trips.
8. Sales, either retail or wholesale, shall be limited to mail order and telephone sales with off-site delivery.
9. Services to patrons shall be arranged by appointment or provided off site.
10. Utility demand for sewer, water, electricity, garbage or natural gas shall not exceed normal residential levels.
11. Equipment or operation processes shall not be utilized which would produce or cause the emission of gases, dust, odors, vibration, electrical interference, smoke, noise, or light in a manner likely to cause offense or irritation to neighboring residents.
12. The home business(es) shall not use electrical or mechanical equipment that results in:
 - a. A change to the fire rating of the structure(s) used for the home business(es);
 - b. Visual or audible interference in radio or television receivers, or electronic equipment located off premises; or
 - c. Fluctuations in line voltage at or beyond the property line.
13. There shall be no storage, distribution and/or production of toxic or flammable materials, nor spray painting or spray finishing operations that involve toxic or flammable materials, which in the judgment of the fire marshal pose a dangerous risk to the residence, its occupants, and/or surrounding properties. An applicant shall make available the material safety data sheets, listing all potentially toxic and/or flammable materials associated with the home occupation, to the fire marshal if requested for review.

F. One or more limited home business may be conducted in a residential dwelling as accessory uses, excepted as prohibited in EMC 18.100.070(C), Prohibited Activities; provided, that the limited home business shall:

1. Not have any employee, volunteer or other person engaged in the commercial activity on the site, other than residents of the dwelling.
2. Be operated in its entirety within the principal dwelling.
3. Not have a separate entrance from outside the building.
4. Not use any mechanical equipment except that which is used normally for purely domestic or household purposes.
5. Not utilize more than 25 percent of the total floor area of the living space of the dwelling. Areas within attached garages, unfinished basements and storage buildings shall not be considered living space for purposes

of calculating allowable home business area but may be used for storage of goods associated with the limited home business.

6. Not show any evidence that a business is being conducted from the premises.
7. Not have any exterior signage that identifies the property as a business location.
8. Not allow clients or customers to visit the premises for any reason.
9. Not have any exterior storage of materials.
10. Each business must meet the requirement of Chapter 5.05 EMC, Business Licenses and Regulations.

G. Permit Revocation and Expiration.

1. The community development director or designee may revoke a home business permit if the conditions of approval have not been complied with and the home business is otherwise being conducted in a manner contrary to this title.
2. When a home business permit has been revoked due to violation of these standards, a minimum period of one year shall elapse before another application for a home business permit by the applicant(s) or member of the family residing on the subject property will be considered.
3. A home business permit shall become invalid if the applicant moves his or her residence.

H. An on-going home business may be granted nonconforming status; provided, that it was permitted under Pierce County authority prior to Edgewood's incorporation and has been in continuous operation since initial approval. The burden of providing a home business' nonconforming status rests with the property owner or tenant. A home business without city or county approval, which cannot prove nonconforming status, shall be considered in violation of this section and shall cease until the appropriate approvals have been granted. (Ord. 15-448 § 2 (Exh. A); Ord. 10-351 § 4 (Exh. C); Ord. 03-203 § 1).

18.100.100 Sexually oriented businesses.

A. The purpose of this section is to protect Edgewood's residents and corporate citizens from documented harmful secondary effects attributable to sexually oriented businesses as documented by the findings of a municipal task force organized to study these issues and the findings of other jurisdictions dealing with similar issues. The regulations included herein are intended to shield the community from crime, disease, and prostitution; to provide a quality environment for children in the community; to advance the goals and purposes of schools and religious organizations serving Edgewood; and to foster and preserve the family orientation of the city's residential neighborhoods.

B. This section shall apply to all sexually oriented businesses, as defined herein and as may be hereafter defined, located within the city of Edgewood.

C. Sexually oriented business uses are prohibited:

1. Within 330 feet of any property zoned for any residential use or of any property used for any single-family or multiple-family residential use;
2. Within 330 feet of any public or private elementary or secondary school property;
3. Within 330 feet of any child daycare center, child care service, nursery, preschool, or community youth center;
4. Within 330 feet of any church or other facility or institution used primarily for religious purposes;
5. Within 330 feet of any public park, open space or other place where children are likely to congregate;

6. Within 500 feet of any public or school bus stop; and

7. Within 1,000 feet of any other sexually oriented business use;

8. As used herein, the distances shall mean the straight-line distance between the edge or corner of the property on which the use is located to the nearest edge or corner of the property of another sexually oriented business use or any of the sensitive receptor areas set forth above.

D. Any business subject to the regulations of this section shall be required to obtain a conditional use permit, in conformance with EMC 18.50.040, Conditional use.

E. The definitions in this section apply throughout this chapter unless the context clearly requires otherwise.

1. Any establishment where the business or activity of the facility includes the following:

a. Any exhibition, performance, dance or conduct of any type conducted in a premises where such exhibition, performance, or dance involves a person who is unclothed or in such costume, attire, or clothing as to expose any portion of the female breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva or genitals, or wearing any device or covering exposed to view which simulates the appearance of any portion of the female breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva or genitals, or human male genitals in a discernibly turgid state, even if completely and opaquely covered; or

b. Any exhibition, performance, dance or conduct of any type conducted in a premises where such exhibition, performance or dance is distinguished or characterized by a predominant emphasis on the depiction, description, simulation or relation to the following specified sexual activities:

i. Human genitals in a state of sexual stimulation or arousal; or

ii. Acts of human masturbation, sexual intercourse or sodomy; or

iii. Fondling or other erotic touching of human genitals, pubic region, buttocks or female breast; or

iv. Any exhibition, performance, dance or conduct which is intended to sexually stimulate any member of the public and which is conducted on a regular basis or as a substantial part of the activities in these premises. This includes, but is not limited to, any such exhibition, performance, dance or conduct performed for, arranged with or engaged in with fewer than all members of the public on the premises at that time, for which payment is made, either directly or indirectly, for such performance, exhibition, dance or conduct and which is commonly referred to as table dancing, couch dancing, taxi dancing, lap dancing, private dancing or straddle dancing, or similar types of performances, exhibitions, dances or conduct.

c. Provided, however, that for the purposes of this section, adult entertainment activities do not include the following: plays, operas, musicals, or other dramatic works that are not obscene; classes, seminars and lectures which are held for serious scientific or educational purposes and which are not obscene; or exhibitions, performances, expressions or dances that are not obscene.

d. Provided, further, that these exemptions shall not apply to the sexual conduct defined in Chapter 5.10 EMC, Business License, nor the sexual conduct described in RCW 7.48A.010 (2)(b)(ii) and (iii).

2. Any goods, products, commodities, or other wares, including, but not limited to, videos, CD-ROMs, DVDs, magazines, books, pamphlets, posters, cards, periodicals or nonclothing novelties, which depict, describe or simulate specified anatomical areas or specified sexual activities.

3. A retail establishment which, for money or any other form of consideration, either:

- a. Has, as a primary part of its business, the purpose or function of selling, exchanging, renting, loaning, trading, transferring, and/or providing for viewing or use, off the premises, any adult oriented merchandise; or
- b. Provides for, as its substantial stock in trade, the sale, exchange, rental, loan, trade, transfer, and/or provide for viewing or use, off the premises, any adult-oriented merchandise.

For the purposes of this section, a “primary part of [a] business” includes, but is not limited to, instances where a business provides or has advertising displays, merchandise, or product information reasonably visible to customers and other persons within the business facilities that shows, displays, or otherwise depicts adult-oriented merchandise or other sexually oriented business activities. Provided, however, that it shall not be considered a “primary part of [a] business” if such display, merchandise, or product information is only reasonably visible from within a limited portion of the business facility screened from general view, taking up not more than 20 percent of the customer floor space, and where the access to the limited portion can be controlled to prevent accidental or incidental viewing of the display, merchandise, or product information by customers and other persons outside the limited portion of the business facilities.

Also, for the purposes of this section, a “substantial stock in trade” refers to, but is not limited to, instances where 20 percent or more of the revenue generated by the business is derived from the sale, exchange, rental, loan, trade, transfer, and/or provision of adult-oriented merchandise; 20 percent or more of the inventory of the business is adult-oriented merchandise; or 20 percent or more of the customers of the business buy, exchange, rent, borrow, trade, transfer, and/or shop for adult-oriented merchandise in or from the business.

4. Any device which, for payment of a fee, membership fee, or other charge, is used to view, exhibit, or display a film, videotape, or videodisc. All such devices are denominated in this section by the terms “panoram” or “panoram device.” The terms panoram and panoram device as used in this section do not include games which employ pictures, views, or video displays; or state-regulated gambling devices.

5. Those uses and zoning designations where children are likely to congregate, including property zoned for residential use or any single-family or multifamily residential use; public or private elementary or secondary schools; daycare facilities, nurseries, or preschools for children; churches or other facilities or institutions used primarily for religious purposes; and public parks or open spaces where children are likely to congregate.

6. A business that includes, as a primary part of its business, any one or more of the following as defined herein: “adult entertainment facility,” “adult-oriented merchandise,” “adult retail use,” and/or “panoram”; or a similar facility, merchandise, or entertainment.

7. Specified Anatomical Areas. Any of the following:

- a. Less than completely and opaquely covered human genitals, anus, pubic region, buttock, or female breast below a point immediately above the top of the areola; or
- b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

8. Specified Sexual Activities. Any of the following:

- a. Human genitals in a state of sexual stimulation or arousal; or
- b. Acts of human masturbation, sexual intercourse, sodomy, oral copulation, or bestiality; or
- c. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breasts, whether clothed or unclothed, of oneself or of one person by another; or
- d. Excretory functions as part of or in connection with any of the activities set forth in this subsection.

F. If any portion of this section is deemed to be in conflict or inconsistent with any other provisions of the Edgewood Municipal Code, including, but not limited to, other sections of this title, such other provisions shall be construed in conformity herewith; provided, that if such other provisions are not able to be so construed, the

provisions of this section shall control, and such other provisions shall be deemed modified to conform herewith, for the purposes of this section only. (Ord. 03-203 § 1).

18.100.120 Marijuana-related uses – Prohibited. Amended Ord. 20-0572

A. Definitions.

1. The definitions in RCW 69.51A.010 (relating to medical cannabis) are hereby adopted by reference.
2. The definitions in RCW 69.50.101 are hereby adopted by reference.
3. “Marijuana-related business” means any facility for the growing, production, processing, transportation, sale and/or delivery of marijuana or marijuana products in accordance with the provisions of Chapter 69.50 RCW. Without limitation of the foregoing, marijuana-related businesses specifically include marijuana producers, marijuana processors and marijuana retailers as defined by Chapter 69.50 RCW. “Cooperatives” as described in RCW 69.51A.250 are included in this definition of “marijuana-related businesses.”
4. “Illegal marijuana uses” means any growing, production, processing, transportation, sale and/or delivery of cannabis or marijuana or marijuana products under Chapters 69.50 and 69.51A RCW which is in violation of either state or federal law; provided, however, that nothing herein shall be construed as criminalizing the growing or manufacture of cannabis by a qualifying patient or designated provider in accordance with RCW 69.51A.040.

B. Prohibition. Cooperatives, marijuana-related businesses and illegal marijuana uses are prohibited in the following zoning districts:

1. All single-family, multifamily and mixed residential zones, including without limitation SF-2, SF-3, SF-5, MR-1, MR-2 and MUR;
2. All town center, commercial and business park zones, including without limitation TC, C, and BP;
3. All industrial zones, including without limitation I;
4. All public zones, including without limitation P; and
5. Any new zoning district established after October 28, 2014.

C. Additional Violations.

1. It is unlawful to own, establish, operate, use or permit the establishment or operation of a marijuana-related business, marijuana cooperative, or to produce, process, dispense, barter, sell or deliver medical or recreational marijuana, except as otherwise allowed in the definition of “illegal marijuana uses” in subsection (A)(4) of this section. This prohibition extends to producers, processors, retailers and collectives, even if the same are licensed by the state of Washington. This prohibition applies to any person who participates as an employee, contractor, agent or volunteer, or in any other manner or capacity, in any marijuana-related business or illegal marijuana use, regardless of whether he/she has a license from the state of Washington.
2. It is unlawful to perform any group marijuana cultivation activities, including cooperatives, anywhere in the city, regardless of whether such group cultivation or cooperatives are addressed in Chapter 69.51A RCW and allowed with a license from the state.
3. It is unlawful to lease, rent, or otherwise allow any site, whether located indoors, outdoors, in any building, premises, location or land in the city, for marijuana-related businesses or illegal marijuana uses, regardless of whether such activity has been licensed by the state of Washington.
4. The city shall not issue any business license for any marijuana-related business or illegal marijuana use. Any business license obtained through misrepresentation of the activities conducted by the individual business or use shall be invalid and of no force and effect.

D. No Vested or Nonconforming Rights. Neither this section nor any other city ordinance, city action, failure to act, statement, representation, certificate, license, approval or permit issued by the city or its departments, or their respective representatives, agents, employees, attorneys or assigns, shall create, confer, or convey any vested or nonconforming right or benefit regarding any marijuana-related business or illegal marijuana use, even if licensed by the state of Washington.

E. Penalty. Violations of this section shall be enforced as set forth in Chapter 18.85 EMC, or, as applicable, the Uniform Controlled Substances Act, Chapter 69.50 RCW. In addition to any other applicable remedy and/or penalty, any violation of this section is declared to be a public nuisance per se, and may be abated by the city attorney under applicable provisions of this code or state law, including but not limited to the provisions of Chapters 1.10, 8.05 and 18.85 EMC. (Ord. 17-502 § 1; Ord. 14-425 § 2).

Land Use Table	Single-Family 2	Single-Family 3	Single-Family 5	Mixed Residential 1	Mixed Residential 2	Mixed Use Residential	Town Center	Commercial	Business Park	Industrial	Public	Notes
----------------	-----------------	-----------------	-----------------	---------------------	---------------------	-----------------------	-------------	------------	---------------	------------	--------	-------

Residential												
✓ – Permitted Use CUP – Use may be approved via CUP -- Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Accessory												
Accessory Dwelling Unit (ADU), Attached	✓	✓	✓	✓	✓	✓	-	-	-	-	-	See EMC Section 18.90.190 for ADU requirements for both attached and detached (backyard cottage) ADUs.
ADU, Detached [Backyard Cottage]	✓	✓	✓	✓	✓	✓	A	A	-	-	-	Detached ADU allowed secondarily in TC and C zones only when paired with Townhouse use.
Caretaker Residence	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	-	
Single-Family												
Detached Dwelling	✓	✓	✓	✓	✓	✓	-	-	-	-	-	
Cottage Court	-	✓	✓	✓	✓	✓	-	-	-	-	-	
Multi-Family												
Duplex: Side by Side	-	✓	✓	✓	✓	✓	-	-	-	-	-	
Duplex: Back to Back	-	✓	✓	✓	✓	✓	-	-	-	-	-	
Duplex: Top and Bottom	-	✓	✓	✓	✓	✓	-	-	-	-	-	
Attached Dwelling	-	✓	✓	✓	✓	✓	-	-	-	-	-	
Multi-Plex	-	-	-	✓	✓	✓	-	-	-	-	-	
Townhouse	-	-	-	✓	✓	✓	✓	✓	-	-	-	
Apartment Building	-	-	-	-	-	✓	✓	✓	✓	-	-	

Other												
Adult Family Home (623990)	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	In accordance with RCW 70.128.010(1), as amended
Nursing and Residential Care Facilities (6231; 6232)	-	-	-	-	CUP	✓	✓	✓	✓	-	-	
Assisted Living Facilities (6233)	-	-	-	CUP	CUP	✓	✓	✓	✓	-	-	
Live/Work Unit (special)	-	-	-	-	-	✓	✓	✓	✓	-	-	

Agriculture and Resource (Sector 11-21)												
✓ – Permitted Use CUP – Use may be approved via CUP -- Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Family Farm (111, special)	✓	✓	A	-	-	-	-	-	-	✓	✓	Activities must be performed on parcels larger than two (2) acres in size, unless in the SF2 or SF3 zone.
Agricultural Sales (454390, part)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Activities permitted in all districts, but always require TUP and must comply with EMC 18.50.070.
Crop Production												
Marijuana Production (111, special)	-	-	-	-	-	-	-	-	-	-	-	See Condition 2
Crop Production, All Other (111)	✓	✓	A	-	-	-	-	-	-	✓	✓	
Animal Production and Aquaculture												
Hog and Pig Farming (112210)	-	-	-	-	-	-	-	-	-	-	-	
Cattle Feedlots (112112)	CUP	-	-	-	-	-	-	-	-	-	-	
Animal Production and Aquaculture, All Other (112 except 112210; 112112; 112511, part)	✓	CUP	-	-	-	-	-	-	-	✓	CUP	
Mining, Quarrying, and Oil and Gas Extraction (21)	-	-	-	-	-	-	-	-	-	-	-	Unless otherwise authorized or permitted by the State where City of Edgewood is preempted from regulating

Utilities (Sector 22)												
✓ – Permitted Use CUP – Use may be approved via CUP -- Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Electric Power Generation (22111)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	CUP	CUP	Not applicable to small-scale, independent residential units or single-building power supply units

Potable Water Treatment (221310, part)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	CUP	CUP	
Sewage Collection or Treatment Facility (221320, parts)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	CUP	CUP	
Wireless Communication Facilities (517312; 517919, part)	See Note										Activities subject to Edgewood Ordinance No. 18-0526 and any successors, as modified (EMC 18.100.110)	

Manufacturing (Sector 31-33)

✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Animal Slaughtering and Processing (3116)	-	-	-	-	-	-	-	-	-	-	-	
Marijuana Processing (special)	-	-	-	-	-	-	-	-	-	-	-	See Condition 2
Manufacturing, Craft (special)	-	-	-	-	-	CUP	CUP	CUP	CUP	✓	-	
Manufacturing, Light (23, part; 311 except 3116; 312; 313; 314; 315; 316; 337)	-	-	-	-	-	-	-	CUP	CUP	✓	-	
Manufacturing, Heavy (23, part; 321; 322; 323; 324; 325; 326; 327; 331; 332; 333; 334; 335; 336; 339)	-	-	-	-	-	-	-	-	-	CUP	-	

Wholesale & Retail Trade (Sector 42, 44-45)

✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Wholesale Trade (423; 424; 425)	-	-	-	-	-	-	-	CUP	A	✓	-	
Retail Trade												
Automobile and Other Motor Vehicle Dealers (4411; 4412)	-	-	-	-	-	-	-	CUP	A	A	-	
Gasoline Stations (447)	-	-	-	-	-	CUP	CUP	A	✓	✓	-	
Pet and Pet Supplies Stores (453910)	-	-	-	-	-	A	✓	✓	✓	✓	-	
Fuel Dealers (454310)	-	-	-	-	-	-	-	CUP	CUP	✓	-	
Marijuana Retailers (453998, part)	-	-	-	-	-	-	-	-	-	-	-	See Condition 2
Sexually-Oriented Retail Businesses (special)	-	-	-	-	-	-	-	-	-	-	-	Per Ord. 11-0356, 13-0410, 14-0425, 17-0502, and regulations regarding cannabis in RCW 69.51A or I-502

Retail Trade, All Other (all other 44-45)	-	-	-	-	-	✓	✓	✓	✓	✓	CUP
---	---	---	---	---	---	---	---	---	---	---	-----

Transportation & Warehousing (Sector 48-49)												
✓ – Permitted Use CUP – Use may be approved via CUP -- Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Transportation												
Pipeline Transportation (486)	See Note											Activities must follow City of Edgewood permitting requirements and are subject to Condition 3
Transportation, All Other (48 except 486)	See Note											See Condition 4
Warehousing and Storage												
Mini-Warehouses and Self-Storage Units (53113)	-	-	-	-	-	-	-	CUP	✓	✓	-	
Warehousing and Storage, All Other (493)	-	-	-	-	-	-	-	-	CUP	✓	-	

Business & Professional Services (Sector 51-56)												
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
General (all 'office' use, plus: 51 except 517; 52; 531; 533; 54 except 541940; 55; 561; 813)	-	-	-	-	-	✓	✓	✓	✓	A	-	
Rental and Leasing												
Passenger Car Rental and Leasing (53211)	-	-	-	-	-	✓	✓	✓	✓	✓	-	
Truck, Utility Trailer, and RV Rental and Leasing (53212)	-	-	-	-	-	CUP	CUP	A	✓	✓	-	
Consumer Goods Rental (5322; 5323, part)	-	-	-	-	-	✓	✓	✓	✓	✓	-	
Commercial and Industrial Equipment Rentals (5323, part; 5324)	-	-	-	-	-	-	-	A	✓	✓	-	
Waste Management and Remediation Services												
Waste Management and Remediation Services, All Other (5622, part; 5629)	-	-	-	-	-	-	-	-	-	CUP	-	

Educational Services (Sector 61)												
----------------------------------	--	--	--	--	--	--	--	--	--	--	--	--

✓ – Permitted Use CUP – Use may be approved via CUP – – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Elementary and Secondary Schools (6111)	CUP	CUP	CUP	CUP	CUP	A	✓	✓	✓	CUP	CUP	
Junior Colleges , Colleges, Universities, and Professional Schools (6112; 6113; 6114)	-	-	-	-	-	A	✓	✓	✓	CUP	-	
Technical and Trade Schools (6115)	-	-	-	-	-	A	✓	✓	✓	CUP	-	
Educational Services, All Other (6116; 6117)	-	-	-	-	-	A	✓	✓	✓	CUP	-	

Health Care & Social Assistance (Sector 62)												
✓ – Permitted Use CUP – Use may be approved via CUP – – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Ambulatory Health Care Services, All Other (all other 621)	-	-	-	-	CUP	✓	✓	✓	✓	CUP	CUP	
Hospitals (622)	-	-	-	-	-	-	✓	✓	✓	CUP	-	
Social Assistance												
Services for the Elderly and Persons with Disabilities (624120)	-	-	-	-	CUP	✓	✓	✓	✓	CUP	CUP	
Vocational Rehabilitation Services (624310)	-	-	-	-	CUP	✓	✓	✓	✓	CUP	CUP	
Child Day Care Services, Home-Based (624410, part)	A	A	A	A	A	✓	✓	✓	✓	-	-	
Child Day Care Services, All Other (624410, part)	-	-	-	-	CUP	✓	✓	✓	✓	CUP	-	
Social Assistance, All Other (all other 624)	-	-	-	-	CUP	✓	✓	✓	✓	CUP	CUP	

Arts, Entertainment, and Recreation (Sector 71)												
✓ – Permitted Use CUP – Use may be approved via CUP – – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Libraries (special)	-	-	-	A	A	✓	✓	✓	✓	A	✓	
Museums and Art Galleries (712 except 712130)	-	-	-	A	A	✓	✓	✓	✓	A	✓	
Zoos, Aquariums, and Botanical Gardens (712130)	-	-	-	-	-	A	✓	✓	✓	✓	A	

Golf Courses and Country Clubs (713910)	A	A	-	-	-	A	✓	✓	✓	✓	A	
Sexually-Oriented Entertainment (special)	-	-	-	-	-	-	-	-	CUP	-	-	
Gambling Industries (7132)	-	-	-	-	-	-	CUP	A	A	✓	CUP	
Indoor Arts, Entertainment, and Recreation Activities, Other (special)	-	-	-	-	-	CUP	✓	✓	✓	A	✓	
Outdoor Arts, Entertainment, and Recreation Activities, Other (special)	-	-	-	-	-	CUP	A	A	A	-	✓	

Accommodation (Sector 721)												
✓ – Permitted Use CUP – Use may be approved via CUP – – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Hotels (except Casino Hotels) and Motels (721110)	-	-	-	-	-	CUP	✓	✓	CUP	✓	-	
Bed-and-Breakfast Inns (721191)	-	-	-	CUP	CUP	CUP	✓	✓	CUP	-	-	
RV Parks and Recreational Camps (7212)	-	-	-	-	-	-	-	-	-	-	-	

Food Service and Drinking Places (Sector 722)												
✓ – Permitted Use CUP – Use may be approved via CUP – – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Special Food Services (7223 except 722330)	See Note					✓	✓	✓	✓	-	-	Allowed as incidental use in Residential districts. Business locations permitted in MUR; TC; C; and BP.
Mobile Vendors (722330)	-	-	-	-	-	✓	✓	✓	✓	✓	✓	Activities always require TUP and must comply with EMC 18.50.070.
Drinking Places for Alcoholic Beverages (722410)	-	-	-	-	-	CUP	✓	✓	✓	✓	CUP	Subject to regulation and classification by the Washington State Liquor and Cannabis Board.
Restaurants, Full Service (722511)	-	-	-	-	-	✓	✓	✓	✓	✓	✓	
Restaurants, Limited Service (722513; 722514)	-	-	-	-	-	✓	✓	✓	✓	✓	✓	Subject to compliance with Drive-Up Windows (special) Use, if also applicable.
Snack and Nonalcoholic Beverage Bars (722515)	-	-	-	-	-	✓	✓	✓	✓	✓	✓	Subject to compliance with Drive-Up Windows (special) Use, if also applicable.

Services (Sector 811-812)												
---------------------------	--	--	--	--	--	--	--	--	--	--	--	--

✓ – Permitted Use CUP – Use may be approved via CUP -- Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Automotive Repair and Maintenance												
Automotive Oil Change and Lubrication Shops (811191)	-	-	-	-	-	-	-	CUP	A	✓	-	
Car Washes (811192)	-	-	-	-	-	CUP	✓	✓	✓	✓	-	
Automotive Repair and Maintenance, All Other (all other 8111)	-	-	-	-	-	-	-	CUP	CUP	✓	-	
Personal Care Services (98121; 812310; 8123200)	-	-	-	-	-	CUP	✓	✓	✓	✓	-	
Other Repair and Maintenance												
Other Repair and Maintenance, Consumer (811 except 8111)	-	-	-	-	-	-	-	CUP	CUP	✓	-	
Other Repair and Maintenance, Commercial/Industrial (811 except 8111)	-	-	-	-	-	-	-	CUP	CUP	✓	-	
Funeral Homes and Funeral Services (812210)	-	-	-	-	-	-	-	CUP	CUP	✓	-	
Crematoria (812220, part)	-	-	-	-	-	-	-	-	CUP	CUP	-	
Pet Care Services												
Kennels (812910, part)	-	-	-	-	-	-	-	-	CUP	A	-	
Veterinary Services (541940)	-	-	-	-	-	A	A	✓	✓	A	-	
Pet Care Services, All Other (812910, part)	-	-	-	-	-	✓	✓	✓	✓	A	-	

Civic and Public Uses (Sector 813)												
✓ – Permitted Use CUP – Use may be approved via CUP -- Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Cemeteries (812220, part)	-	-	-	-	-	-	-	-	-	-	CUP	
Religious Assembly												
up to 10,000 sq. ft. (813110, assembly only)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
10,000 to 19,999 sq. ft. (813110, assembly only)	✓	✓	✓	A	A	CUP	CUP	✓	✓	-	CUP	

20,000 to 29,999 sq. ft. (813110, assembly only)	A	A	A	A	A	CUP	CUP	✓	✓	-	CUP	
30,000 to 39,999 sq. ft. (813110, assembly only)	CUP	CUP	CUP	A	A	CUP	CUP	✓	✓	-	CUP	
40,000 sq. ft. or greater (813110, assembly only)	-	-	-	-	-	-	-	✓	✓	-	CUP	
Correctional Institutions (922140)	-	-	-	-	-	-	-	CUP	CUP	-	CUP	
Administrative Government Facilities and Services (92 except 922140)	-	-	-	-	-	✓	✓	✓	✓	✓	✓	
Parks, Open Space, and Public Recreation (special)	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	✓	

Other Uses												
✓ – Permitted Use CUP – Use may be approved via CUP - – Prohibited Use A – Approval Requires AUP	SF2	SF3	SF5	MR1	MR2	MUR	TC	C	BP	I	P	All Uses Subject to Condition 1.
Parking Lots (812930, part)	-	-	-	-	-	-	-	CUP	-	-	-	
Parking Structures (812930, part)	-	-	-	-	-	-	CUP	CUP	-	-	-	
Drive-Up Window/Drive-Through Facility (special)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	Window shall not face a public ROW and facility must be screened from ROW
Outside Displays (special)	-	-	-	-	-	✓	✓	✓	✓	✓	✓	Activities also subject to EMC Subsection 18.95.030.I
Outside Storage (special)	-	-	-	-	-	-	CUP	CUP	CUP	A	-	Activities also subject to EMC Section 18.90.120

Conditions

- (1) Operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the site, property, or parcel on which such use is located.
- (2) Subject to regulation and classification by the Washington State Liquor and Cannabis Board, where applicable and must comply with Edgewood city Ordinances 11-0356, 13-0410, 14-0425, and/or 17-0502; plus any regulations regarding cannabis in RCW 69.51A or I-502.
- (3) Subject to Washington Utilities and Transportation Commission regulations and the federal Pipeline and Hazardous Materials Safety Administration (PHMSA). As allowed under state or federal regulations, any use(s) or appurtenances subject to local municipal control will require a CUP in all zoning districts

(4) NAICS Subsector codes 481-485 and 487 (Air Transportation; Rail Transportation; Water Transportation; Truck Transportation; Transit and Ground Passenger Transportation; and Scenic and Sightseeing Transportation) permitted as services or systems, to include necessary support activities. The physical location of facilities, maintenance grounds, offices, or other structures incidental to the service or system are subject to the use regulations for said structure.



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Ordinance - TC Building Height Minor Modification	Agenda Item #: 2.J
	For Agenda of: 5/19/2020
	Prepared by: Darren Groth
Attachments (list): 1. Planning Commission Recommendation 2. Proposed Ordinance Modification	
Approval of Materials: Darren Groth Rachel Pitzel 5/14/2020	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 05/19/2020: SS 05/26/2020: RCM 06/02/2020: SS 06/09/2020: Final Action

Summary Statement:

The City of Edgewood has adopted EMC Chapter 18.95- Design Standards to assure that quality physical development occurs in the City of Edgewood. EMC 18.95.040 Building Design establishes standards through text and images that are meant to guide new development in a manner consistent with the City's Comprehensive Plan and the City Council's vision.

The City of Edgewood has also adopted EMC 18.80.080 to establish development standards for the Town Center (TC), Commercial (C), Mixed Use Residential (MUR), and Business Park (BP) zoning districts. In Table 2, there are Maximum Building Height standards that are outlined. It has come to City staff's attention that the maximum building height standards set in EMC 18.80.080 may limit the potential to approve buildings that are reflective of the images shown in EMC 18.95.040. City staff has discussed this topic with City Council and would like to involve the Planning Commission as well.

On February 10, 2020, the Planning Commission discussed various options pertaining to the building heights in the "Core Four" zoning districts of TC, C, MUR, and BP. On April 13, 2020 the Planning Commission continued the discussion on Town Center building height standards and suggested amending the Maximum Height (with FAR Bonus) per EMC 18.80.080 Table 2 in Town Center from 55 feet to 57 feet. Chair Overfield suggested having a Public Hearing on this topic on May 11, 2020.

On May 22, 2020, the Planning Commission voted 5-0 (see Attachment 1) to recommend the changes proposed in Attachment 2.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff direction to Discussion - Ordinance - TC Building Height Minor Modification

Fiscal Note/Consideration:

N/A



**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

The Planning Commission voted 5-0 to recommend APPROVAL of the proposed modification to Section 18.80.080 of the Edgewood Municipal Code (EMC) pertaining to the maximum allowed building height in the Town Center (TC) zone and to send their recommendation to the City Council for consideration.

It is the recommendation of the City of Edgewood Planning Commission to approve the drafted EMC amendments as presented in the staff report and attachments from Community Development Director Darren Groth for the May 11, 2020 Planning Commission agenda.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 11TH DAY OF MAY 2020.**


Planning Commission Chair

Attest by:



Darren Groth, AICP, CPM
Community & Economic
Development Director

18.80.080 Town Center, Commercial, Mixed Use Residential and Business Park zoning districts.

D. Development Standards. This subsection establishes the development standards that apply to the zones described. Please note that the provisions below include both minimum and maximum standards, as well as certain standards, such as height and floor area ratio, that may be modified up to the limits stated herein if certain development intensity bonus options elements (as provided for in Table 3) are included in the proposal.

Table 2: Development Standards Table

	TC
Standards	
Maximum Height (without any bonus) (1)	45 feet
Maximum Height (with FAR Bonus) (1)	55-57 feet (minimum 3:1 FAR)