

ORDINANCE NO. 26-0698

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 18.80.080 OF THE EDGEWOOD MUNICIPAL CODE RELATING TO DEVELOPMENT WITHIN THE TOWN CENTER, COMMERCIAL, MIXED USE RESIDENTIAL AND BUSINESS PARK ZONING DISTRICTS; REPEALING INTERIM ZONING ORDINANCE 25-0676; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, in response to a substantial increase in inquiries for single-use residential developments in the Town Center, Commercial, Mixed-Use Residential, and Business Park zoning districts, the City Council adopted Interim Zoning Ordinance 25-0676 on March 25, 2025, to comply with provisions of the 2024 Comprehensive Plan and preserve frontages in these zones for non-residential development; and

WHEREAS, as directed by Interim Zoning Ordinance 25-0676, the Edgewood Planning Commission met and reviewed proposed permanent amendments to Section 18.80.080 of the Edgewood Municipal Code (EMC) on June 9, 2025, July 14, 2025, August 11, 2025, September 8, 2025, October 13, 2025, November 10, 2025, and December 8, 2025; and

WHEREAS, the Planning Commission followed the procedures for amendments to development regulations as provided in Chapter 18.60 EMC and documented the procedures in the Planning Commission staff report dated December 8, 2025; and

WHEREAS, pursuant to RCW 36.70A.106, this Ordinance was submitted to the Department of Commerce for 60-day expedited review on October 24, 2025, and no comments were received; and

WHEREAS, in accordance with the State Environmental Policy Act (SEPA), the City issued a Determination of Nonsignificance (DNS) on October 24, 2025, under File No. 25-015-CODE, with a public comment period ending on November 10, 2025, and appeal period ending on November 26, 2025, where no appeals were received; and

WHEREAS, in accordance with EMC 18.60.070, on November 10, 2025, a public hearing was held and testimony on the proposed code amendments was heard; and

WHEREAS, on December 8, 2025, the Planning Commission voted unanimously to recommend adoption to the City Council of the proposed amendments to EMC 18.80.080 related to development within the Town Center, Commercial, Mixed Use Residential, and Business Park zoning districts; and

WHEREAS, the proposed amendments to EMC 18.80.080 will require a housekeeping amendment to EMC 18.70.050 to include additional permissible uses; and

WHEREAS, the City Council reviewed the proposed code amendments at a study session held on January 20, 2026; and

WHEREAS, the City Council considered the amendments at the regular meeting held on January 27, 2026; and

WHEREAS, the amendments to EMC 18.80.080 adopted in this Ordinance will replace the temporary amendments approved in Interim Zoning Ordinance 25-0676; and

WHEREAS, adoption of this Ordinance is in compliance with the City's 2024 Comprehensive Plan and will serve the general welfare of the public;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The above recitals are hereby adopted as findings in support of this ordinance.

Section 2. EMC 18.80.080, Amended. EMC Section 18.80.080, Town Center, Commercial, Mixed Use Residential and Business Park zoning districts, is hereby amended as shown in Exhibit A, attached hereto and incorporated in full by this reference.

Section 3. EMC 18.70.050, Amended. EMC Section 18.70.050, Land use table, is hereby amended as follows:

- A. Land Use Category "Residential, Multifamily, Townhouse" shall be permissible ("✓") in the Business Park (BP) zone, and the following note shall be added: "In the BP zone, this use is only allowed within 1,000 feet of the Interurban Trail".
- B. Land Use Category "Residential, Multifamily, Apartment" shall be permissible ("✓") in the Business Park (BP) zone, and the following note shall be added: "In the BP zone, this use is only allowed within 1,000 feet of the Interurban Trail".

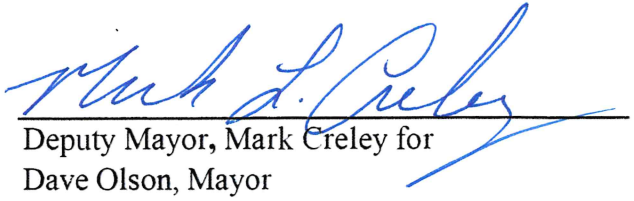
Section 4. Interim Zoning Ordinance 25-0676 Repealed. Upon the effective date of this Ordinance, Interim Zoning Ordinance 25-0676 is hereby satisfied and repealed.

Section 5. Corrections. Upon the approval of the city attorney and/or the city clerk, the code publisher is authorized to make any necessary technical corrections to this Ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

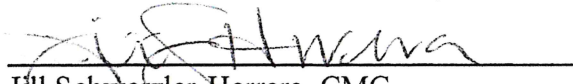
Section 6. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 7. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after publication as provided by law.

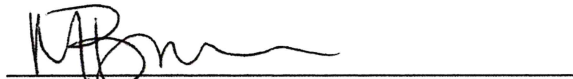
PASSED BY THE CITY COUNCIL ON THE 27TH DAY OF JANUARY, 2026


Deputy Mayor, Mark Creley for
Dave Olson, Mayor

ATTEST/AUTHENTICATED:


Jill Schwertler-Herrera, CMC
City Clerk

APPROVED AS TO FORM:


Maili C. Barber, City Attorney

Date of Publication: 01/30/2026
Effective Date: 02/04/2026

18.80.080 Town Center, Commercial, Mixed Use Residential and Business Park zoning districts.

A. – NO CHANGES

B. Purpose.

1. The Town Center (TC) zoning district is envisioned as the heart of Edgewood, a well-designed, pedestrian-friendly community center that embodies Edgewood's distinctive 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, blending 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. 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 mixed-use development that may combine commercial uses with multifamily housing.

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 commercial, professional, and other uses that are not incompatible due to noise, truck traffic, odors, or design / scale of structures. This zone provides a visual and functional transition between residential neighborhoods and areas of more intensive development. 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, contributing both revenues and jobs to the local economy. 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. While residential uses are generally not allowed in the BP zoning district, townhouses and apartments are permissible near the Interurban Trail.

C. – NO CHANGES

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 (FAR), that may be modified up to the limits stated herein if certain development intensity bonus options elements (as provided for in Table 2) are included in the proposal.

Table 1: Development Standards

Standards	TC	C	MUR	BP
Maximum Height (without Any Bonus) (1)	45 feet	35 feet	35 feet	35 feet
Maximum Height (with FAR Bonus) (1)	57 feet (minimum 3:1 FAR)	45 feet (minimum 1.5:1 FAR)	35 feet	35 feet
Maximum Residential Net Density (1)(3)	Controlled by maximum height, FAR and building code	48 D.U./acre	48 D.U./acre	48 D.U./acre

Standards	TC	C	MUR	BP
Minimum Residential Net Density (1)(3)	24 D.U./acre	24 D.U./acre	10 D.U./acre	N/A
Minimum Arterial Roadway Lot Frontage Occupied by a Building (2)	50%	35%	35%	Meridian: 25% Other: None
Minimum Ground Floor Building Frontage along Arterial Roadways containing a Non-Residential Use (excluding access to upper floors) (3)	100%	100%	75%	75%
Minimum Setback to TC, C, MUR or BP Zones (8)	None	None	None (9)	None
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 (14)	75%	70%	60%	65%

Table 1: Development Standards Exceptions and Notes.

(1) Residential uses are only allowed in the Town Center and Commercial zones if they are part of mixed-use project. Maximum Residential Density for projects in the Mixed Use Residential and Business Park zones without a mixed use is 24 D.U./acre.

(2) Buildings must be located within five (5) feet of the public right-of-way, or abutting any existing easement that may require a greater distance, to meet the frontage occupied by a building requirement. The total length of frontage shall be measured on a line parallel to the centerline of the subject arterial roadway, excluding the width of any planned intersecting public right-of-way required pursuant to the City's Comprehensive Plan.

(3) All properties fronting arterial roadways (principal and minor) must develop permissible non-residential uses along said roadway, and the ratio listed on this row applies to the Minimum Arterial Roadway Lot Frontage Occupied by a Building only. If part of a mixed-use project, this must be a permissible commercial use unless otherwise approved by the director to meet the purpose and intent of the underlying zone. All non-residential uses required under this provision shall occupy a minimum depth of the required building as follows: 45 feet for single-story buildings, and 35 feet for multi-story buildings.

(4) Reserved

(5) Reserved

(6) Reserved

(7) Reserved

(8) Greater setbacks may be necessary to accommodate utility easements and/or required landscaping.

(9) Setbacks for residential detached dwellings in the MUR zone shall be as follows:

(a) Front yard/street setback: 15 feet.

(b) Garage setback: 20 feet.

- (c) Principal arterial setback: 25 feet.
- (d) Rear yard setback: 10 feet.
- (e) Interior setback: five feet minimum, or greater if needed to meet the minimum fire separation required per the International Fire Code (IFC) as adopted by the city of Edgewood.
- (10) Twenty-foot setbacks are required from any public property other than a street. Parks, open space, or stormwater ponds may be reduced or exempt from this requirement as determined by the community development director and public works director. Any reduction or exemption from this requirement must be supported by the City's comprehensive plan and capital improvement plan, as adopted.
- (11) See Table 2: Development Intensity Bonus Options necessary to achieve maximum FAR.
- (12) FAR does not apply to residential detached dwellings or cottage housing in the MUR zone.
- (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 1 (subsection (D) of this section). Table 2 below identifies the allowed FAR bonus and any additional requirements pertaining to the described bonus feature.

Table 2: 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 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.

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
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.
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. to H. – NO CHANGES