EMC Chapter 18.95 User’s Guide: Overview

This User’s Guide provides an overview and summary of the requirements contained in the City of Edgewood Municipal Code Chapter 18.95, Design Standards. This guide is intended to help the user easily view the overall structure and elements of Chapter 18.95. This guide includes subsection headings and an overview of requirements; but does not comprehensively describe the details of specific standards and requirements. Please refer to the full text of EMC Chapter 18.95 for complete information.

<table>
<thead>
<tr>
<th>What is Chapter 18.95?</th>
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<tr>
<td>Chapter 18.95 is part of the Edgewood Municipal Code that contains design standards to guide new and redevelopment of commercial, mixed use, multifamily and single family projects in Edgewood.</td>
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<tr>
<th>What kinds of uses are subject to Chapter 18.95?</th>
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<td>Sections 18.95.030 and .040 apply to commercial, mixed use and multifamily development.</td>
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<th>Does Chapter 18.95 apply to both new development and redevelopment?</th>
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<td>If the cost of improvements is greater than 50% of the assessed value of the structure in any four-year period, it is considered major construction and the standards apply to the entire project.</td>
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<tr>
<th>How does Chapter 18.95 relate to other provisions of Title 18?</th>
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<td>The requirements of Chapter 18.95 apply in addition to all other applicable provisions of the Edgewood Municipal Code, including Title 12, Streets, Sidewalks and Public Places, and Title 18, Development Standards. All applicable provisions of the Edgewood Municipal Code should be reviewed in making development decisions.</td>
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<th>The design standards use the words “shall,” “should,” and “may.” How do these differ?</th>
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<td>“Shall” means that the standard is mandatory. “Should” means that the standard is mandatory unless the applicant can demonstrate an equal or better way to achieve the intent of the standard. “May” means that the city has discretion to require or allow an exemption of the standard, depending on consistency with the intent statement. Intent statements are not summarized in this guide and can be found at the beginning of each subsection in the complete text of Chapter 18.95.</td>
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<tr>
<th>Who should I contact with questions about my development?</th>
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<tr>
<td>Please call the Edgewood Community Development Department at 253.952.3299.</td>
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EMC Title 18.95.030 Site Planning

Topics addressed in Section 18.95.030, Site Planning are listed in the left column. Implementing measures for each subsection are summarized in the right hand column. Please see the full text for complete information about all provisions.

| A. Compatibility with Surrounding Properties | Physical and visual connections between properties should be considered. |
| B. Building Location and Orientation | Innovative organizational schemes should be incorporated to integrate with existing/future development and create pedestrian focus. |
| | Buildings shall be oriented to face the adjoining public street or space. |
| | Buildings should emphasize physical and visual connection to public realm. |
| C. Streetscape Features | An unobstructed 5-foot wide pedestrian walkway shall be maintained. |
| | No large item display areas in the front yard area may be allowed along the sidewalk edge. |
| | Commercial and mixed use development should provide pedestrian amenities through incorporation of at least two measures from the menu provided. |
| | Residential development should provide interest along the streetscape. |
D. Access

- Pedestrian and vehicle access shall be visible and easily accessible.
- Driveways should be shared and consolidated.
- Each development shall include at least one paved path connecting the sidewalk to building entrance(s).
- Access roads may be required on sites that front on two streets.

E. Parking Lot Design

- In most cases, parking lots should not be located between the structure and the street.
- Smaller separated parking areas are preferred.
- Main driving aisles should be integrated to appear more like streets.
- Masonry walls and other structural screening features may be used, but do not substitute for landscaping.
- Where parking is adjacent to a street, landscape improvements should be increased beyond standard code requirements.
- Where applicable, parking design shall incorporate a central pedestrian access.
- Parking aisles should incorporate landscaping between parking rows.

F. Open Spaces and Common Areas

- Development shall include outdoor common areas or open spaces.
- Open space may be provided in a variety of forms.
- Where applicable, open space design should consider concepts in the Town Center and Meridian Corridor plan.
- Open spaces on adjoining properties should be compatible and physically connected where possible.
- Pedestrian-oriented spaces provided through EMC 18.80.080(d) Table 3 shall meet the list of specific requirements provided.
- Pedestrian-oriented spaces shall be directly linked visually and physically to public sidewalks and walkways.
- Corner development should incorporate pedestrian-oriented spaces.
- Space between the sidewalk and building shall be developed as a garden and/or pedestrian-oriented space.
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| G. Pedestrian Connections | - Pedestrian facilities should connect all modes of transportation.  
- An overall on-site pedestrian circulation plan shall be required.  
- Bicycle circulation shall be considered in site design.  
- Safe bicycle parking shall be provided.  
- Pedestrian paths of 8-foot minimum unobstructed width should connect all businesses and building entries on the same development site.  
- A clear and obvious pedestrian path from the street to the building entry shall be provided and should be at least 5-feet wide.  
- A specially marked or paved crosswalk should be provided through parking lots greater than 150 feet long or more than two bays deep.  
- Pedestrian access routes through parking lots shall use contrasting paving material.  
- Pedestrian paths from transit stops through Mixed Use and Commercial zones to adjacent residential areas are encouraged.  
- Steps and ramps across retaining walls and slopes are encouraged.  
- Where fences impede pedestrian movement to shopping, transit and similar uses, gates shall be provided.  
- Safe and adequate lighting shall be provided and maintained.  
- Landscaping shall not obstruct visibility to and from a pedestrian path. |
| H. Landscaping | - Site design landscape concept shall be developed. The landscape concept should fit the character of Edgewood as a community bordering on rural and agricultural areas.  
- Landscape concept should include unified pedestrian circulation system, coordinated system of open spaces, plantings and/or site features that enhance the building, and other specific design objectives from the menu provided.  
- Strategies to preserve and protect stands of existing trees should be considered.  
- Low impact development (LID) stormwater management techniques should be incorporated into the overall site design and landscaping plan. |
I. Service Areas and Outdoor Storage Areas

- Service areas shall be located to avoid negative impacts on the street and adjacent residentially zoned or developed properties.
- Service areas shall be located in the less visible sides of the site and screened from view from public areas.
- Consideration should be given to common service courts at the interior of blocks.
- Within the Town Center and Mixed Use Residential zones, total area of outdoor storage and display shall be limited to less than 5% of gross building area or screened to not be visible from public or residential view.
- Where feasible, public utilities should be screened along the street by landscaping.
- Undergrounding of utilities shall be required within a site for all major development and along the street front of new streets or widened existing streets.

J. Site Lighting

- Lighting shall be shielded to prevent stray upward light.
- Lighting shall provide a gradual transition to unlit areas.
- Pedestrian-scale lighting shall be provided where pedestrian activity is expected.
- Lighting shall be provided in parking lots, pedestrian paths and building entrances.
- Search lights and strobe lights that project beyond the site are prohibited.
- Light fixtures shall be no glare and mounted no more than 25 feet above the ground. All fixtures over 15-feet tall shall be fitted with a full cutoff shield.
- Accent lights are encouraged to be integrated with landscaping and streetscape features.
- Fixtures should not interfere with building windows.
- Lighting should allow users to identify a face 15 yards away.

K. Drive-Through Facilities

- Facilities and stacking lanes shall not be located along the façade of the building that faces a street.
- Stacking lanes shall accommodate all vehicles on site.
- Facilities and stacking lanes shall be partially screened from the street by landscaping and/or architectural elements.
- Stacking lanes shall be physically separated from the parking lot, sidewalk and pedestrian areas.
- A bypass/escape lane shall be provided for all drive-through facilities.
Topics addressed in Section 18.95.040, Building Design, are listed in the left column. Implementing measures for each subsection are summarized in the right hand column. Please see the full text for complete information about all provisions.

### A. Massing and Articulation
- Buildings should be distinguished by a clear base, middle and top.
- Buildings shall include articulation along the facades facing and visible from public streets and spaces according to a menu of specific measures provided.
- All new buildings over 50,000 sf shall include specific elements to reduce the building scale according to a menu of measures provided.

### B. Prominent Entrances
- Primary entrances shall be located to be visible from public streets and spaces.
- Primary entrances shall be made visible and prominent by using architectural elements.
- Primary public entrances for all businesses and multifamily residential developments shall be enhanced by specific design features according to a menu of measures provided.
- Residential uses should incorporate a porch, stoop or other feature as part of the entry.
- Specific measures to increase personal safety should be considered at building entrances according to the menu of measures provided.

### C. Treatment of Corners
- Specific design elements at the intersection of two public streets should be incorporated according to the menu of measures provided.

### D. Ground Level Details
- All new buildings that face a public street, park or pedestrian route shall incorporate specific design features according to the menu of measures provided.
- Commercial and mixed use buildings in the Town Center zone should provide a minimum of 12 foot high ground floors.
### E. Transparency Zone
- Commercial and mixed use buildings in the Commercial and Mixed Use Residential zones shall include clear glass windows on at least 35% of the ground floor building facades that are visible from an adjacent street.
- All development in the Town Center zone shall include clear glass windows on at least 60% of the ground floor building facades that are visible from an adjacent street.

### F. Weather Protection
- All businesses shall provide pedestrian weather protection along at least 75% of the building facades that are adjacent to the street or that include entrances.
- Pedestrian weather protection should be provided at public entries.
- Canopies and awnings should meet specific height, depth, color, and material standards defined in the standard.

### G. Building Materials
- High quality exterior materials that show permanence, such as brick, stone, glass, steel and wood, are preferred. Natural wood materials, such as wood timbers, shake siding, plank siding, shiplap siding, are particularly encouraged.
- Colors should be muted.
- Building facades that use a combination of materials are encouraged.
- Use of sustainably harvested, salvaged, recycled or reused materials, particularly those that reflect an agrarian context, are encouraged.
- Metal building exteriors are not permitted unless specifically approved.
- Concrete block walls should not be visible from public street or space unless architecturally treated, incorporated with landscaping or used in combination with other materials.
- Mirrored glass, corrugated fiberglass, T-111 or similar materials shall not be permitted.
- Chain link fencing should not be used in visible locations along street frontages.

### H. Treatment of Blank Walls
- Blanks walls within 50 feet and visible from a public street or space or adjacent lot shall be treated according to a menu of specific measures.

### I. Screening and Siting of Roof-Mounted Equipment
- Roof-mounted equipment should not be visible from the street, ground floor of adjacent properties or adjacent residential areas at higher elevations.
- Utility meters, electrical conduit and other similar apparatus should not be visible from the street.
EMC Title 18.95.050 Special Residential Design Standards

This section identifies special design standards for specific residential building types, regardless of underlying zoning. When these types of residential development occur in the Town Center, Commercial or Mixed Use Residential zones, these design standards are in addition to the standards contained in the applicable sections of Chapter 18.95. Residential building types addressed include:

- **Small lot single family.** Single-family detached dwelling units configured on small lots
- **Cluster Arrangement.** Detached buildings of cottage and/or bungalow scale where buildings can be clustered to allow aggregation of open space or to preserve natural features. Buildings are clustered around common open space and/or an arrangement of private open spaces aggregated together in “commons.”
- **Semi-Attached Single-Family Buildings.** Dwellings that are 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-detached dwelling units are permitted per building.
- **Townhouse Units.** A townhouse is defined as four or more single-family dwelling units with individual front entries. Townhouses can be a maximum of two stories. Townhouses may be arranged in either cluster or grid street patterns.

Section 18.95.050 establishes standards for access and curb cuts, parking, building design, site design, and open space for each residential building type. Standards are summarized in the table on the following page.
<table>
<thead>
<tr>
<th>Building Design</th>
<th>Small Lot Single Family</th>
<th>Cluster Arrangement</th>
<th>Semi-attached Single Family</th>
<th>Townhouse (Clustered/Block Grid)</th>
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<td>Architectural features shall achieve variety in architectural massing within detached single-family developments. A menu of example architectural features is provided. Only 30% of the structures in a grouping shall be architecturally identical.</td>
<td>Buildings shall be oriented around one or more common open space areas.</td>
<td>A garage, trellis, porch, enclosed storage area, gateway or covered deck shall be connected dwelling units.</td>
<td>Clustered: Buildings shall be oriented around one or more common open space areas. Bock Grid: Based on individual zoning districts.</td>
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<td>One to one and one-half story cottage and bungalow and one and one half to two story farmhouse styles are encouraged in detached single family developments</td>
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<td>Colors should be muted.</td>
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<td>Accessory structures shall contain building materials similar to and complementary with the primary structure.</td>
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| Site Design | Not specifically addressed. | Buildings shall be oriented around one or more common open space areas. | A garage, trellis, porch, enclosed storage area, gateway or covered deck shall be connected dwelling units. | Clustered: Buildings shall be oriented around one or more common open space areas. Bock Grid: Based on individual zoning districts. |
| Access and Curb Cuts | If alley exists or can be provided, vehicle access shall be from the alley | Driveways from the public right-of-way shall be limited to no more than one per 300 linear feet of property. | Garage access by alley shall be required. Where dwellings are attached at the garage wall, driveways shall be shared. | |
| Parking | Parking shall not be located to cause headlights to shine directly into residential windows. | Off-street overflow parking shall be provided in shared or cooperative parking areas. Primary parking should consist of a garage for each dwelling unit. | Clustered: Open space is aggregated for cluster dwellings. Pedestrian paths shall connect common and individual open space areas to the primary pedestrian street. Existing natural features should be retained as part of site design. Block Grid: See open space standards in 18.95.030 (F) | |
| Open Space | Not specifically addressed. | Pedestrian paths shall connect common and individual open space areas to the primary pedestrian street. Pedestrian paths should be a minimum of 6 feet in width and constructed of asphalt, concrete or approved unit pavers. Existing natural features should be retained as part of site design. | | |

EMC Chapter 18.95.050 Special Residential Standards