

City of Edmonds Development Information



Summary of Commercial Site Development Standards

BUSINESS ZONES

| Zone | Minimum Lot Area (Sq. Ft.) | Minimum Lot Width | Minimum Street Setback | Minimum Side Setback ¹ | Minimum Rear Setback ¹ | Maximum Height | Maximum Floor Area | Minimum # Parking Spaces |
|-------|----------------------------|-------------------|------------------------|-----------------------------------|-----------------------------------|--------------------|-----------------------------|--------------------------|
| BN | None | None | 20' | 0 | 0 | 25' | 3 Sq Ft floor per sq ft lot | see note ⁵ |
| BC | None | None | 0 | 0 | 0 | 25' ² | 3 Sq Ft floor per sq ft lot | see note ⁵ |
| BC-EW | None | None | 0 | 0 | 0 | 35' ^{3,4} | 3 Sq Ft floor per sq ft lot | see note ⁵ |
| BP | None | None | 15' | 0 | 0 | 25' ² | None | see note ⁵ |

¹ Side and rear setbacks for buildings and structures located at or above grade (exempting buildings and structures entirely below the surface of the ground) shall be 15 feet from the lot line adjacent to R-zoned property.

² Roof only may extend five feet above the stated height limit if all portions of the roof above the stated height meet the requirements of ECDC 16.50.020.A² or 16.53.020.A², as applicable to the zone.

^{3,4} Specific standards for BC-EW allow the building height to increase to 40 or 45 feet. Refer to ECDC 16.50.020.A for details.

⁵ Dependent upon use and/or location. See Chapter 17.50 of the Edmonds Community Development Code for specific parking requirements. Also note special parking standards for "Downtown Business Area" (e.g. 17.50.010.C ECDC).

COMMERCIAL WATERFRONT

| Zone | Minimum Lot Area | Minimum Lot Width | Minimum Setbacks ¹ | Maximum Height ² | Maximum Floor Area | Minimum # Parking Spaces |
|------|------------------|-------------------|--|-----------------------------|--------------------|--------------------------|
| CW | None | None | <ul style="list-style-type: none"> 15 feet landward of bulkheads for buildings 60 feet landward of bulkheads for parking | 30' | None | see note ³ |

¹ Side and Rear setbacks are 15 feet from R-zoned properties.

² Tanks which are part of a petroleum products storage and distribution facility are allowed to be 48' in height.

³ Dependent upon use. See Chapter 17.50 of the Edmonds Community Development Code for specific parking requirements.

DOWNTOWN BUSINESS ZONES

| Zone | Minimum Lot Area (Sq. Ft.) | Minimum Lot Width | Minimum Street Setback | Minimum Side Setback ¹ | Minimum Rear Setback ¹ | Maximum Height ² | Minimum Height of Ground Floor ⁴ | Minimum # Parking Spaces |
|--------------------|----------------------------|-------------------|------------------------|-----------------------------------|-----------------------------------|-----------------------------|---|--------------------------|
| BD1 ⁵ | 0 | 0 | 0 | 0 | 0 | 30' | 15' | see note ⁶ |
| BD2 ⁵ | 0 | 0 | 0 | 0 | 0 | 30' | 12' | see note ⁶ |
| BD3 ⁵ | 0 | 0 | 0 | 0 | 0 | 30' | 12' | see note ⁶ |
| BD4 ^{3,5} | 0 | 0 | 0 | 0 | 0 | 30' | 12' | see note ⁶ |
| BD5 ⁵ | 0 | 0 | 0 | 0 | 0 | 25' | 12' | see note ⁶ |

- ¹ The setback for buildings and structures located at or above grade (exempting buildings and structures entirely below the surface of the ground) shall be 15 feet from the lot line adjacent to R-zoned property.
- ² Specific provisions regarding building heights are contained in ECDC 16.43.030.C.
- ³ Within the BD4 zone, site development standards listed in Table 16.43-2 apply when a building contains a ground floor consisting of commercial space to a depth of at least 45 feet measured from the street front of the building. If a proposed building does not meet this ground floor commercial space requirement (e.g., an entirely residential building is proposed), then the building setbacks listed for the RM-1.5 zone shall apply. See ECDC 16.43.030.B.8 for further details.
- ⁴ "Minimum height of ground floor" means the vertical distance from top to top of the successive finished floor surfaces; and, if the ground floor is the only floor above street grade, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters. See Figure 16.43-1 for more detail. Figure 16.43-1 shows an example of a ground floor height of 15 feet; note that the "finished" ceiling height is only approximately 11 feet in this example. Existing buildings may be added onto or remodeled without adjusting the existing height of the ground floor to meet the specified minimum height so long as the addition or remodel does not increase the building footprint or its frontage along a street by more than 25 percent.
- ⁵ Site development standards for single-family dwellings are the same as those specified for the RS-6 zone.
- ⁶ Parking requirements vary by use and location; see ECDC 16.43.030.D.

GENERAL COMMERCIAL ZONES

| Zone | Minimum Lot Area | Minimum Lot Width | Minimum Street Setbacks ² | Minimum Side/Rear Setbacks ¹ | Maximum Height ³ | Maximum Floor Area | Minimum # Parking Spaces |
|------|------------------|-------------------|--------------------------------------|---|-----------------------------|--------------------|--------------------------|
| CG | None | None | 4' | None | 60' | None | see note ⁴ |
| CG 2 | None | None | 4' | None | 75' | None | see note ⁴ |

- ¹ Side and Rear setbacks are fifteen feet from all lot lines adjacent to RM or RS zoned property regardless of the setback provisions established by any other provision of this code.
- ² Street setback area shall be fully landscaped.
- ³ None for structures located within an area designated as a high-rise node on the Comprehensive Plan map.
- ⁴ Dependent upon use. See Chapter 17.50 of the Edmonds Community Development Code for specific parking requirements.

Residential Uses

1. Residential Uses are not permitted within the first or second story of any structure in areas designated "Highway 99 Corridor" or "High-rise Node" on the comprehensive plan map. Two exceptions are:
 - a. Residential uses may be allowed as part of large-scale mixed use developments, as described in Section 16.60.020.B; and,
 - b. Residential uses are allowed on the second floor of buildings that are not located in areas designated as "High-rise Node" on the comprehensive plan map and which are not located on lots that have frontage on Highway 99.

Note: This information should not be used as a substitute for City codes and regulations. The Edmonds Community Development Code (ECDC) may be viewed at www.edmondswa.gov. The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Planning Division at 121 Fifth Avenue North, (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.